



{ OBSERVATORY GARDENS LONDON W8
£2,450 PER WEEK AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Observatory Gardens London W8

£2,450 Per Week
Furnished

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Recently Refurbished, - Two Bedrooms, -
Two Bathrooms, - Air Conditioning, - Under
Floor Heating, - 24 Hour Security, - Porter,
- Patio, - Furnished

Council Tax

Council Tax Band H

Hamptons

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www.hamptons.co.uk

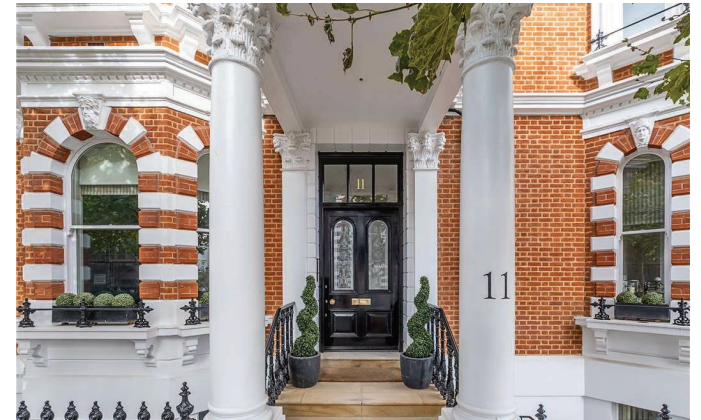
{ A BEAUTIFULLY PRESENTED CONTEMPORARY TWO BEDROOM MAISONETTE

The Property

This exceptional ground and lower ground floor apartment offers the luxury of a private entrance. Impeccably refurbished to the highest standards, it exudes an elegant and contemporary style. As you step through your own entrance, you'll be greeted by a spacious hallway that leads to a magnificent reception room featuring wood floors and lofty ceilings. The well-appointed kitchen/breakfast room, complete with a dining area, is a perfect complement. Ascend the stairs to the principal bedroom, which boasts ample cupboard space and an en-suite bathroom featuring a separate shower cubicle. Another generously sized double bedroom awaits, accompanied by a spacious en-suite shower room. There's also a versatile third bedroom or study.

Location

Observatory gardens is a fabulous development, quietly placed on a one-way street, in this enviable location in Kensington, moments from all the amenities of the area.



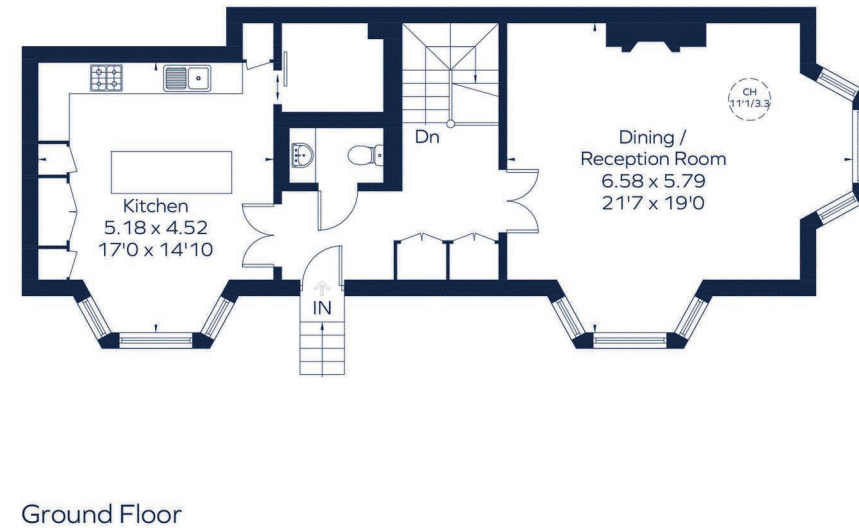
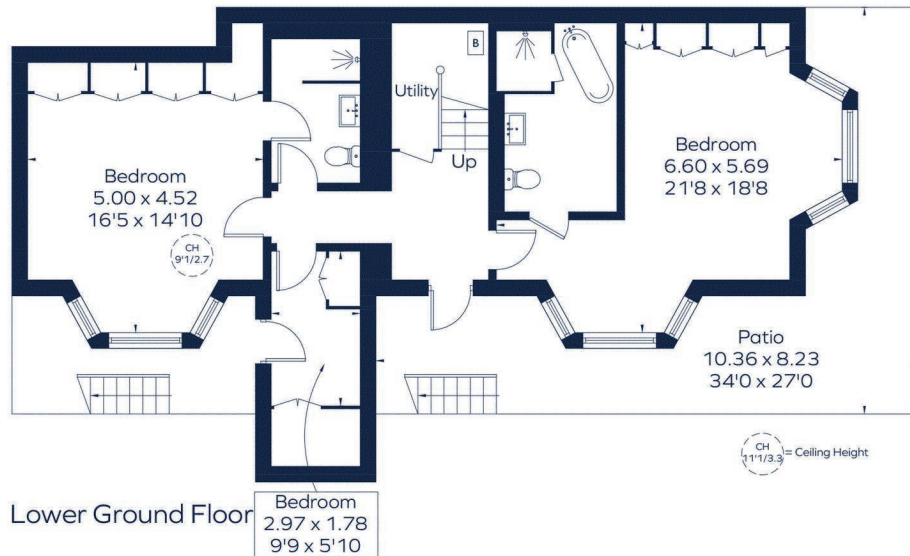
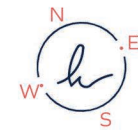
OBSERVATORY GARDENS

Approximate Gross Internal Area

Lower Ground floor = 867 sq. ft. (80.6 sq. m.)

Ground floor = 809 sq. ft. (75.2 sq. m.)

Total = 1676 sq. ft. (155.8 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 906563

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54	56	
Band F	21-38		
Band G	1-20		
<small>For energy efficient lighting (see EPC)</small> <small>EU Directive 2002/91/EC</small>			73
England & Wales			

