



RUSSELL GARDENS LONDON W14
£450 PER WEEK AVAILABLE 26/07/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Russell Gardens London W14

**£450 Per Week
Unfurnished**

 **1 Bedroom**
 **1 Bathroom**
 **1 Reception**

Features

- Recently Renovated, - One Bedroom, -
One Bathroom, - Split level, - Close to
transport, - Close to local amenities, -
Unfurnished

Council Tax

Council Tax Band D

Hamptons

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{ A SUPERB RECENTLY RENOVATED SPLIT LEVEL APARTMENT

The Property

A superb recently renovated split level one bedroom apartment, designed and decorated to the highest of standards and well located close to Holland Park. The upper floor of the property comprises of a modern open plan kitchen and reception room and the lower floor houses the spacious bedroom and stunning modern bathroom. Offered unfurnished.

Location

Russell Gardens is a quiet Street situated off Holland Road and located close to the Westfield Shopping Centre, Holland Park (Central line), Shepherds Bush (Central line and overground trains) and the shops and restaurants of Kensington High Street.



RUSSELL GARDENS

Approximate Gross Internal Area

Lower Ground floor= 308 sq. ft. (28.6 sq. m.)

Ground floor= 277 sq. ft. (25.7 sq. m.)

Total= 585 sq. ft. (54.3 sq. m.)



CH
9'8/2.9 = Ceiling Height



Lower Ground Floor



Ground Floor

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 842219

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 G	35-48	77	77
Band D	59-70		
Band E	49-58		
Band F	39-48		
Band G	1-38		

England & Wales EU Directive 2002/91/EC

