



RUSSEL ROAD LONDON W14
£550 PER WEEK AVAILABLE 01/08/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Russel Road London W14

£550 Per Week
Part-furnished

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

Features

- One Bedroom, - One Bathroom, - 3rd floor/ Lift, - Porter, - 2 x Balconies, - Off Street Parking, - Part Furnished

Council Tax

Council Tax Band F

Hamptons

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{ AN ATTRACTIVE THIRD FLOOR ONE BEDROOM APARTMENT WITH PARKING

The Property

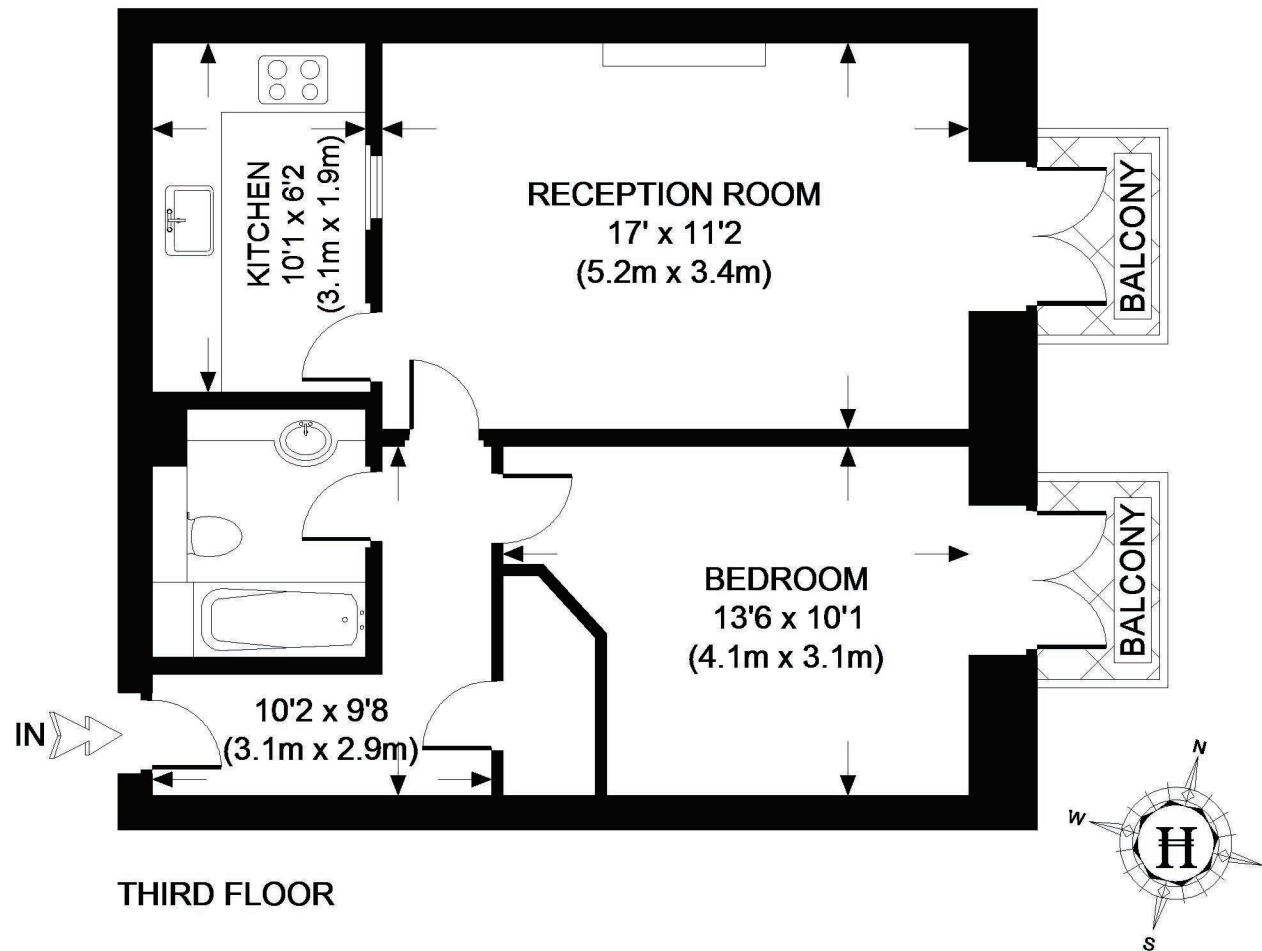
An attractive third floor neutrally decorated one bedroom apartment in this popular development, situated close to all the amenities of Kensington High Street and Olympia. The apartment offers a good size reception room with wooden flooring and access to a balcony, separate adjoining kitchen, spacious bedroom with good storage and a second balcony and family bathroom. Benefiting from a lift, communal terrace, parking space and balcony. This flat is located in a quiet and leafy street close to Olympia underground and overland transport.

Location

Rushmore House is located moments from Kensington Olympia (District line and Overland trains) and the shops and restaurants of Kensington High Street.



RUSHMORE HOUSE



APPROXIMATE GROSS INTERNAL AREA = 517 SQ.FT. (48 SQ. M.)

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

Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

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
92-100	A		
81-91	B		
69-80	C		
55-68	D	70	74
49-54	E		
45-48	F		
1-44	G		

England & Wales EU Directive 2002/91/EC

