



**VICARAGE GATE LONDON W8**  
*£2,500 PER MONTH AVAILABLE 09/08/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Vicarage Gate London W8

**£2,500 Per Month**  
**Furnished**

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

## Features

- **\*\*ALL BILLS INCLUDED\*\***, - Studio flat, -  
One Bathroom, - 4th Floor/Lift, -  
Communal Heating, - Porter, - Furnished

## Council Tax

Council Tax Band D

## Hamptons

8 Hornton Street  
Kensington, London, W8 4NW  
020 7937 9372  
KensingtonLettings@hamptons.co.uk  
www.hamptons.co.uk

# { A SPACIOUS STUDIO FLAT IN A POPULAR MANSION BLOCK, BILLS INCLUDED

## The Property

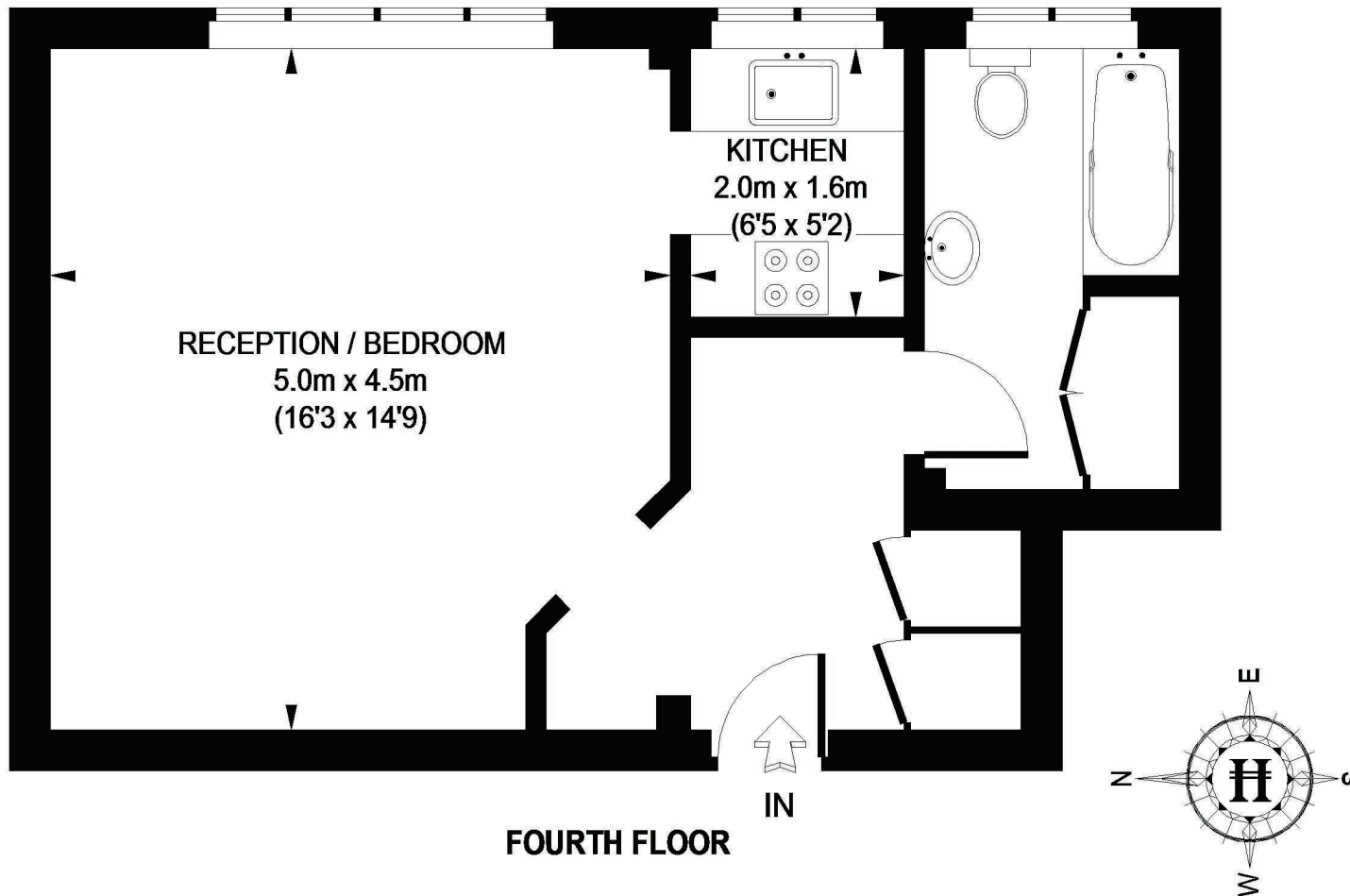
**\*\*ALL BILLS INCLUDED\*\*** A spacious studio flat on the fourth floor (with lift) of this popular mansion block in a very sought after area of Kensington. The flat benefits from wooden floors, a separate kitchen area and plenty of storage. The building is well maintained with concierge and there is communal heating. Offered furnished.

## Location

This gorgeous flat is situated a walking distance from a range of restaurants and grocery stores, as well as the many other amenities High Street Kensington has to offer. The nearest underground stations are Kensington High Street (District and Circle lines) and Notting Hill (District, Circle and Central lines).



# VICARAGE COURT



APPROXIMATE GROSS INTERNAL AREA = 420 SQ. FT. (39 SQ. M.)

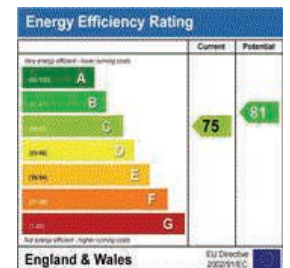
This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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. (ID26349)

#### 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.





Awaiting Photograph



Awaiting Photograph