



**CANNING PLACE LONDON W8**  
**£1,730 PER WEEK** AVAILABLE 17/09/2024




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Canning Place London W8

£1,730 Per Week  
Furnished

 **3 Bedrooms**  
 **3 Bathrooms**  
 **2 Receptions**

## Features

- Three Bedrooms, - Three Bathrooms, - House, - Terrace, - Excellent location, - Furnished/unfurnished, -

## Council Tax

Council Tax Band H

## Hamptons

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

# { A BEAUTIFULLY PRESENTED THREE BEDROOM KENSINGTON HOUSE

## The Property

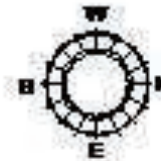
A beautifully presented three bedroom Kensington house arranged over four floors and around a pretty courtyard garden in a quiet residential location, just south of Kensington High Street and close to Gloucester Road. The house has been recently refurbished and is presented in excellent condition throughout with air-cooling in all three bedrooms. The house is entered on the ground floor comprising guest WC, spacious dining area and modern open kitchen, featuring a spiral staircase wine cellar built into the kitchen floor. The first floor offers a bright living room with study space if required and a lovely terrace inward facing to the communal courtyard. The second floor features bedroom two with an en-suite bathroom, bedroom three and family bathroom and the third floor comprises of the principal bedroom with en-suite shower room. Offered furnished or unfurnished.

## Location

De Vere Cottages is well located close to the amenities of Kensington High Street (Circle and District lines) and Gloucester Road (Circle, District and Piccadilly lines). In addition to this, Hyde Park and Kensington Gardens and close by.



# DE VERE COTTAGES



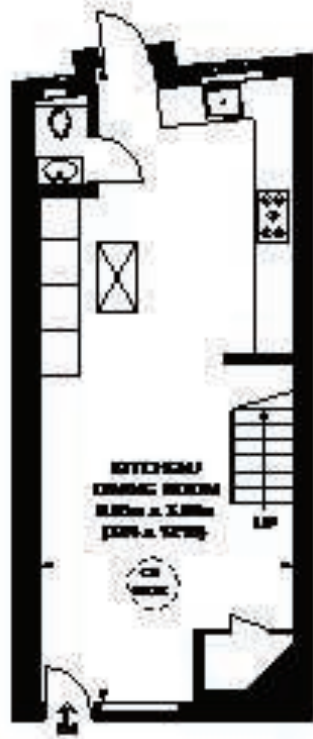
THIS PLAN HAS BEEN DRAWN FROM SUPPLIED PLANS, STRICTLY FOR USE AS A GUIDE ONLY

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM / EAVES)

CELLAR - 41 SQ. FT. (3.8 SQ. M.)  
 GROUND FLOOR - 414 SQ. FT. (38.5 SQ. M.)  
 FIRST FLOOR - 345 SQ. FT. (32.1 SQ. M.)  
 SECOND FLOOR - 394 SQ. FT. (36.6 SQ. M.)  
 THIRD FLOOR - 258 SQ. FT. (24.0 SQ. M.)  
 REDUCED HEADROOM / EAVES  
 75 SQ. FT. (6.9 SQ. M.)  
**TOTAL - 1527 SQ. FT. (141.9 SQ. M.)**



This plan is for layout guidance only. It does not make any statement about the condition of the property. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and volumes before making any decisions about your lease. Please do not rely on this plan as a guide to the actual condition of the property or to make any decisions about the condition of the property.



CELLAR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

### 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		
Energy Efficiency Rating	Current	Potential
A		
B		
C		
D		
E	62	
F		
G		79

England & Wales EU Directive 2002/91/EC

