



SHAFTESBURY VILLAS KENSINGTON W8
£1,800 PER WEEK AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Shaftesbury Villas Kensington W8

£1,800 Per Week
Furnished

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

Features

- Newly Refurbished Apartment, - Two Double Bedrooms, - Two Bathrooms, - Two Reception rooms, - Fully Fitted Kitchen, - Roof Terrace, - Air Conditioning, - Acoustic Windows, - Solid Wood Floors Throughout, - Triplex Maisonette Flat, - Private Entrance

Council Tax

Council Tax Band F

Hamptons

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{ NEWLY RENOVATED HOUSE IN SHAFTESBURY VILLAS

The Property

****SHORT LET**** This newly renovated two bedroom house features en-suite bathrooms for each bedroom, a separate W/C, and an open-plan kitchen living space. With modern design, high-quality finishes and state of the art fully fitted kitchen, complimented by a stunning low-maintenance courtyard, this property offers the perfect blend of convenience and luxury. Located in a sought-after neighbourhood.

Location

The flat is conveniently located on the door step of Kensington Gardens. It is within a short, five/ten minute, walk of a number of excellent shops and restaurants as well as both Holland Park and Kensington Gardens. High Street Kensington and Gloucester Road tube stations. (Piccadilly, District & Circle Lines).



SHAFTESBURY VILLAS

Approximate Gross Internal Area (excluding void)

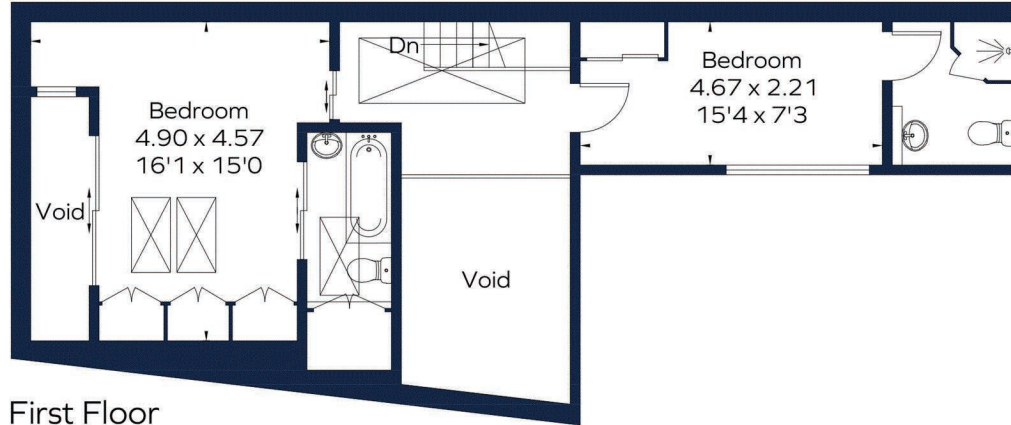
Ground floor = 661 sq. ft. (61.4 sq. m.)

First floor = 485 sq. ft. (45.1 sq. m.)

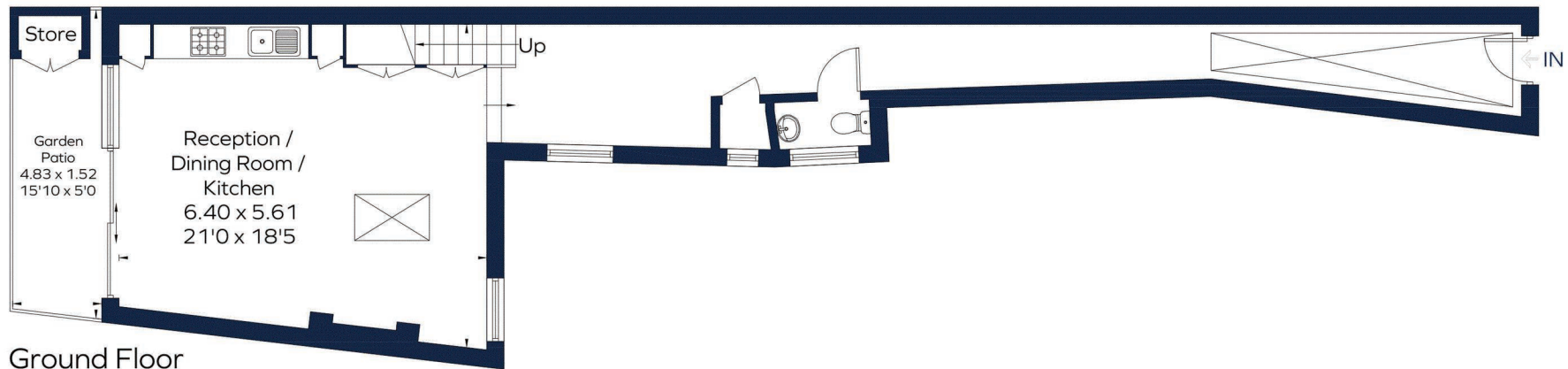
Total = 1146 sq. ft. (106.5 sq. m.)



Store = 8 sq. ft. (0.7 sq. m.)



First 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 959835

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
Very Energy Efficient (A)			
Energy Efficient (B)			
Decent (C)			
Needs Improvement (D)			
Some Improvements Needed (E)			
Significant Improvements Needed (F)			
Urgent Improvements Needed (G)			
Not Energy Efficient (Higher Heating Costs)		69	79

England & Wales EU Directive 2002/91/EC

