



{ AIRLIE GARDENS LONDON W8
£4,000 PER MONTH AVAILABLE 25/09/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Airlie Gardens London W8

**£4,000 Per Month
Furnished**

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

Features

- Newly Refurbished to an Exceptional Standard, - One Bedroom, - One Bathroom, - Living Room, - Storage Space, - Fully Furnished, - Miele Appliances, - Utility Area, - Access to an Exclusive Communal Garden, - Highly Recommend Viewings

Council Tax

Council Tax Band F

Hamptons

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{ STUNNING NEWLY REFURBISHED APARTMENT

The Property

A stunning, one bedroom apartment newly refurbished to an exceptional standard by an award winning interior designer. The apartment is on the second floor (with lift) of a pretty conversion with unobstructed views of leafy Bedford Gardens and access to an exclusive communal garden.

Location

Airlie Gardens boasts a prime location in between Notting Hill Gate and Kensington High Street, offering proximity to a variety of shops, restaurants, and convenient transportation options, including the Central, Circle, and District subway lines. Additionally, residents can easily access the green spaces of both Holland Park and Kensington Gardens



AIRLIE GARDENS

Approximate Gross Internal Area
Second floor = 583 sq. ft. (54.2 sq. m.)



CH = Ceiling Height



Second 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 1114859

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)	Very Energy Efficient (A)		
Energy Efficient (B)	Energy Efficient (B)		
Decent (C)	Decent (C)		
Needs Improvement (D)	Needs Improvement (D)		
Some Improvements Needed (E)	Some Improvements Needed (E)		
Urgent Improvements Needed (F)	Urgent Improvements Needed (F)		
Urgent Improvements Needed (G)	Urgent Improvements Needed (G)		
Net Energy Efficiency Rating (NERR)		71	81
Net Energy Efficiency Rating (NERR)		England & Wales EU Directive 2002/91/EC	

