



**SOUTHWELL GARDENS LONDON SW7**  
*£825 PER WEEK AVAILABLE 09/10/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Southwell Gardens London SW7

**£825 Per Week  
Furnished**

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

## Features

- Bright & Neutral Throughout, - Two Bedrooms, - Two Bathrooms, - Open Plan, - 2nd Floor, - Furnished

## Council Tax

Council Tax Band F

## Hamptons

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

# { A BRIGHT AND AIRY TWO BEDROOM TWO BATHROOM APARTMENT

## The Property

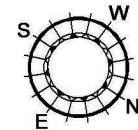
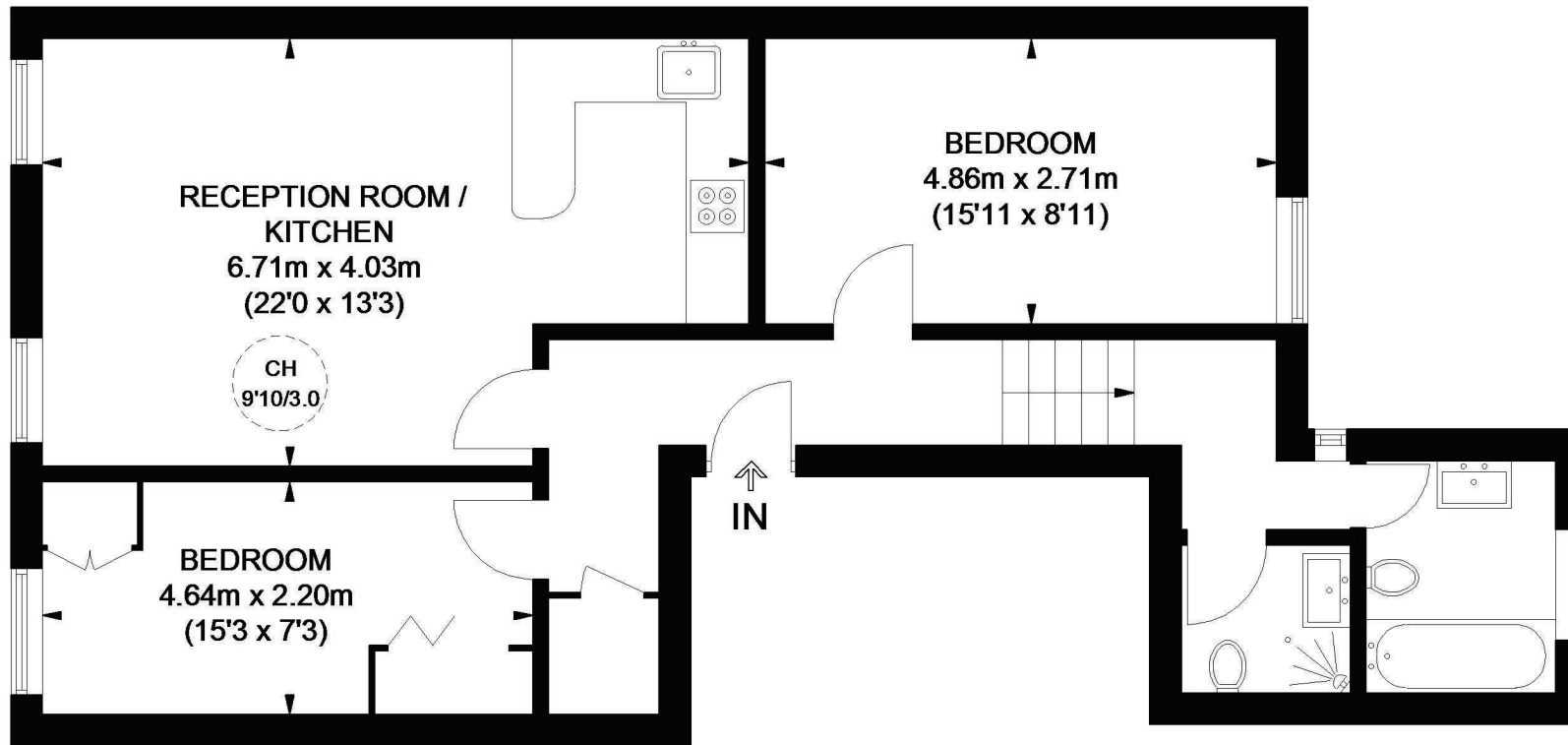
A bright and airy two bedroom two bathroom apartment set on the 2nd floor of this pretty conversion, moments from Gloucester Road tube station. This well presented apartment offers a bright open plan kitchen reception room with breakfast bar, two spacious bedrooms and two bathrooms, one with a walk in shower and one with a bathtub. This property is offered furnished.

## Location

Southwell Gardens is located close the shops, restaurants and transport links (Piccadilly and District lines) of Gloucester Road. Kensington High Street and Hyde Park are also close by.



# SOUTHWELL GARDENS



APPROXIMATE GROSS INTERNAL AREA  
732 SQ. FT. (68 SQ. M.)



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. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID655735)

## SECOND 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		Current	Potential
Very energy efficient - lower running costs			
100-150	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
		70	81
England & Wales		EU Directive 2002/91/EC	

