



OBSERVATORY GARDENS LONDON W8
£1,400 PER WEEK AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Observatory Gardens London W8

£1,400 Per Week
Unfurnished

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

Features

- Two Bedrooms, - Two Bathrooms, - Well presented, - Wood Floors, - Modern Kitchen, - Dishwasher, - Porter, - Underground Parking

Council Tax

Council Tax Band G

Hamptons

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

{ A STUNNING RECENTLY REFURBISHED TWO BEDROOM MAISONETTE

The Property

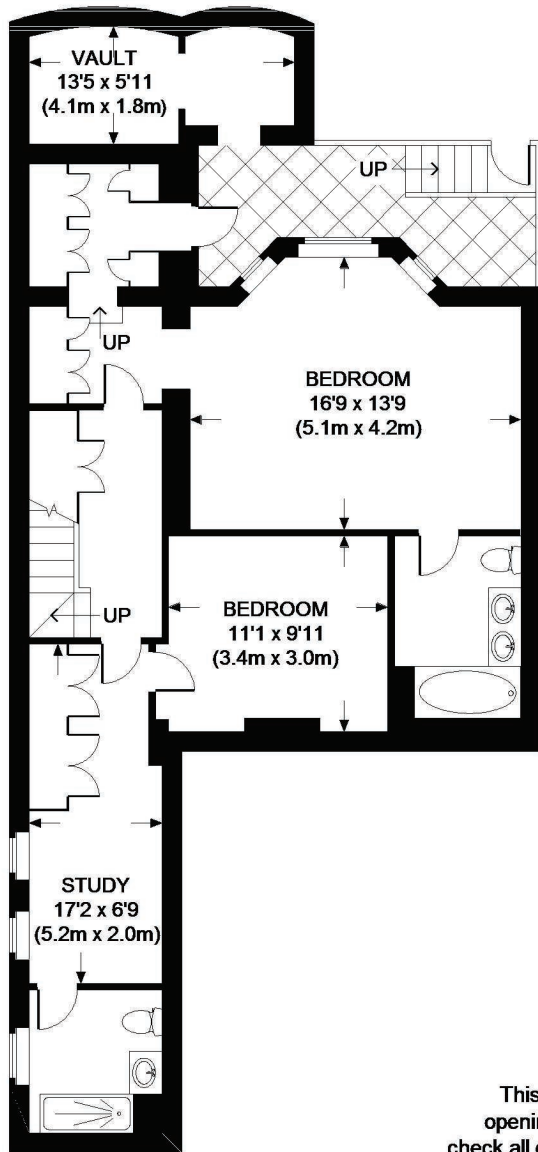
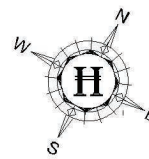
The apartment is entered via its own front door into a beautiful bright reception room with wood floors and high ceilings. There is an adjoining dining area, modern fitted kitchen and guest WC. On the lower floor there is a large main bedroom with walk-in wardrobe and en suite bathroom and a second double bedroom with study area and shower room. The apartment has been recently refurbished to a high standard and benefits from a porter and allocated parking space.

Location

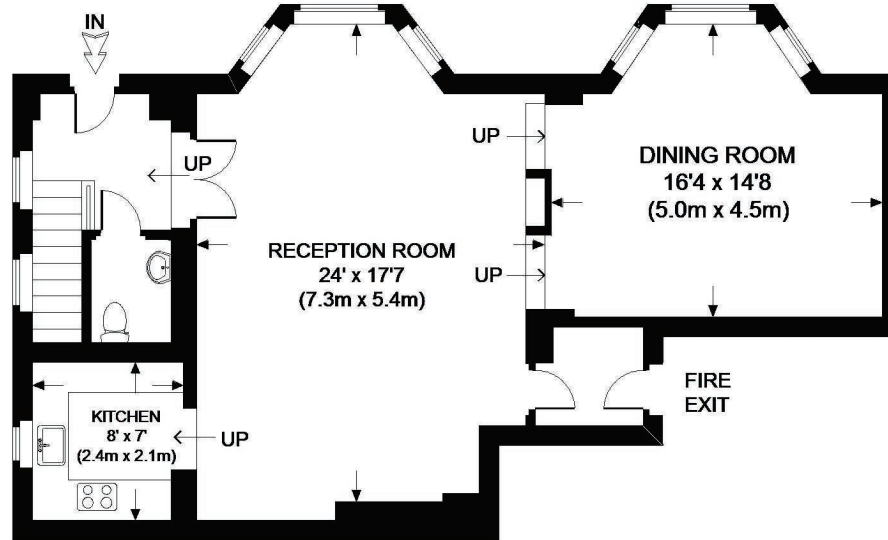
Observatory Gardens is located in the heart of Kensington, close to the amenities of Kensington High Street and Notting Hill is also a short walk.



OBSERVATORY GARDENS



LOWER GROUND FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA =
 LOWER GROUND FLOOR = 730 SQ. FT. (67.8 SQ. M.)
 GROUND FLOOR = 804 SQ. FT. (74.7 SQ. M.)
 TOTAL = 1534 SQ. FT. (142.5 SQ. M.)

EXCLUDING VAULT = 72 SQ. FT. (6.7 SQ. M.)

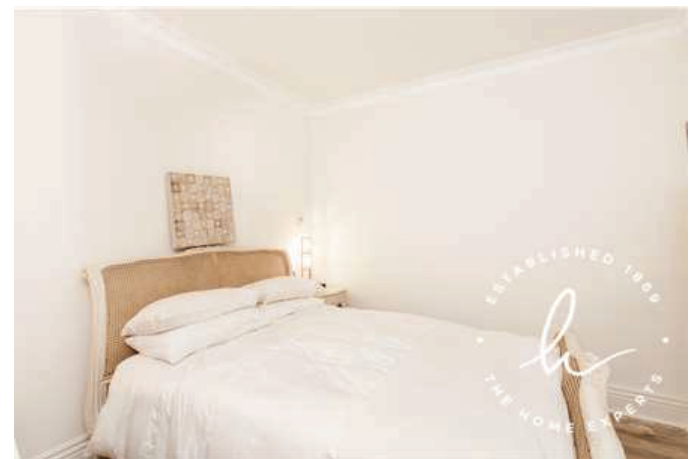
This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

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
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54	46	
Band F	21-38		
Band G	1-20		
<small>For more information on energy ratings</small> <small>For more information on energy ratings</small>			76
<small>EU Directive 2002/91/EC</small>			



ESTABLISHED 1869
THE HOME SECRETS