



OBSERVATORY GARDENS LONDON W8
£750 PER WEEK AVAILABLE 23/09/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Observatory Gardens London W8

£750 Per Week
Unfurnished

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

Features

- Double Bedroom, - Bathroom, -
Reception Room, - Fully Fitted Kitchen, -
Ground Floor, - Patio, - Porter

Council Tax

Council Tax Band E

Hamptons

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{ STUNNING ONE BEDROOM APARTMENT WITH PATIO GARDEN

The Property

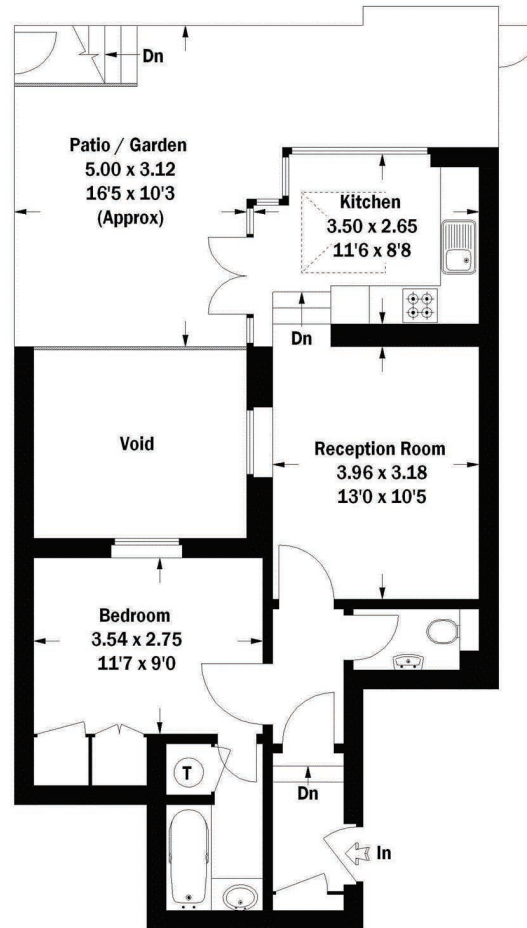
Located at the rear of the sought after Observatory Gardens, a well-proportioned ground floor flat in the heart of Kensington. The property consists of one double bedroom, one bathroom, one reception room, and a conservatory style kitchen/breakfast room. It also benefits from a bright paved garden. Observatory Gardens is located between Kensington High Street and Notting Hill Gate and their respective tube stations.

Location

Observatory Gardens is located between Kensington High Street and Notting Hill Gate and their respective tube stations.



Approximate Gross Internal Area
47 sq m / 506 sq ft



Raised Ground Floor

Illustration for Identification Purposes Only. Not to Scale.

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
100 kWh/m ² or less	A		
71-100 kWh/m ²	B		
51-70 kWh/m ²	C		
31-50 kWh/m ²	D		
21-30 kWh/m ²	E		
11-20 kWh/m ²	F	60	63
1-10 kWh/m ²	G		

EU Directive 2002/91/EC
England & Wales

