



**ELSHAM ROAD, W14**  
**£2,500 PER MONTH AVAILABLE NOW**

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS

Elsham Road, W14

**£2,500 Per Month**  
**Furnished**

 **2 Bedrooms**  
 **1 Bathroom**  
 **1 Reception**

## Features

- Two double bedroom, - Family Bathroom,  
- Large Open Plan Living, - Furnished, - Top  
Floor

## Council Tax

Council Tax Band E

## Hamptons

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

# { BRIGHT TWO BEDROOM APARTMENT

## The Property

Presented in good condition, this bright two bedroom apartment occupies the top floor of a period conversion. It features a spacious reception room and a modern kitchen with dining space. The master bedroom is generously sized with ample built-in storage, while the second bedroom overlooks the garden. The kitchen is contemporary and adjoins the reception area. Offering 763 sq/ft, it comes fully furnished and is available for an immediate move in.

## Location

Elsham Road is conveniently located near London Westfield, as well as the various amenities along Holland Park Avenue. Transport options include Kensington Olympia Overground Station, Shepherds Bush Central Line/Overground, and Holland Park Central Line.



# ELSHAM GARDENS

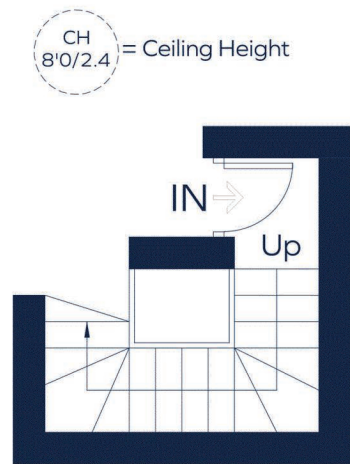
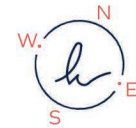
Approximate Gross Internal Area (excluding reduced headroom)

First floor = 49 sq. ft. (4.6 sq. m.)

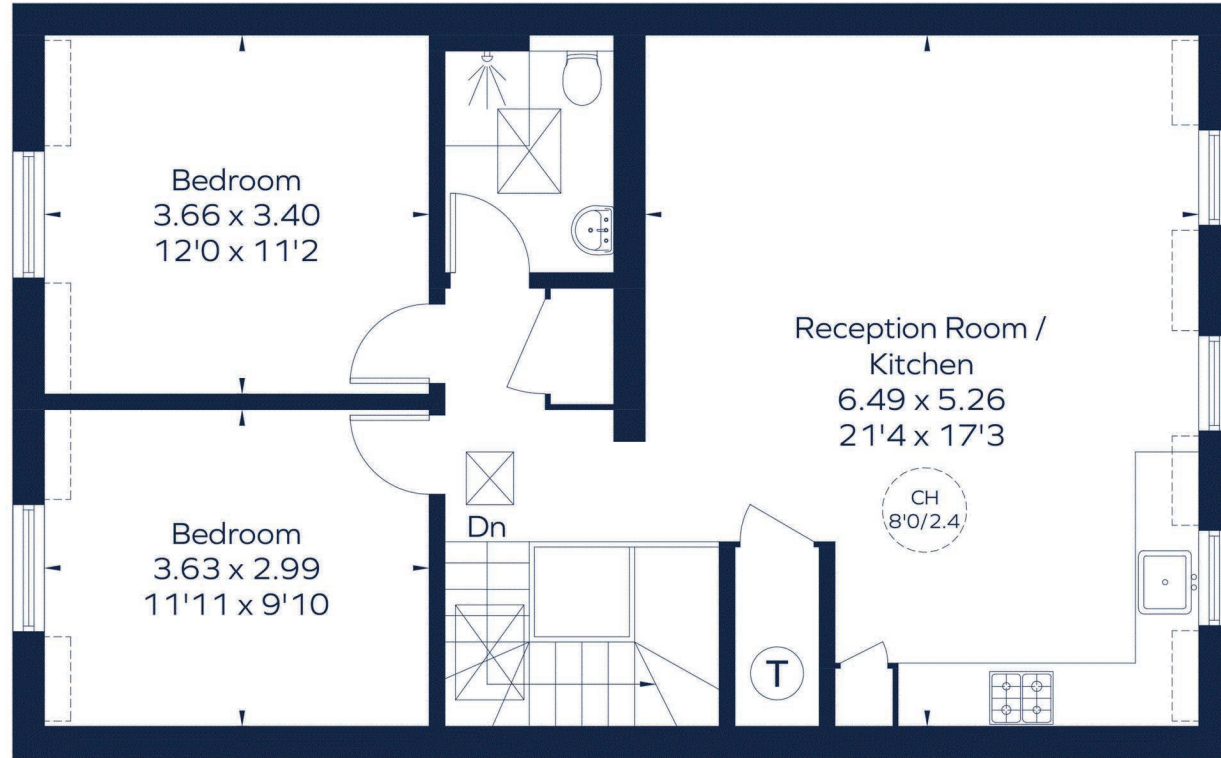
Second floor = 746 sq. ft. (69.3 sq. m.)

Reduced headroom = 26 sq. ft. (2.4 sq. m.)

Total = 821 sq. ft. (76.3 sq. m.)



First Floor



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 1072941

### 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)			
		58	65
<small>For energy efficient lighting (LED)</small> England & Wales		<small>EU Directive 2002/91/EC</small>	



