



**CAMPDEN HILL ROAD LONDON W8**  
**£3,500 PER MONTH** AVAILABLE 25/11/2024

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Campden Hill Road London W8

**£3,500 Per Month**  
**Furnished**

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

## Features

- Two Bedrooms, - One Bathroom, -  
Modern Kitchen, - 24 Hour Security, -  
Concierge, - Permit parking, - 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 CONTEMPORARY TWO BEDROOM APARTMENT WITH PORTER

## The Property

A contemporary two bedroom apartment located in this well run portered mansion building, located moments from Kensington High Street. The apartment comprises open-plan kitchen reception with space for dining, french doors with views of the pretty communal gardens, two double bedrooms and a good size bathroom. There are wood floors throughout and the apartment is offered furnished. The building benefits from a porter and lift.

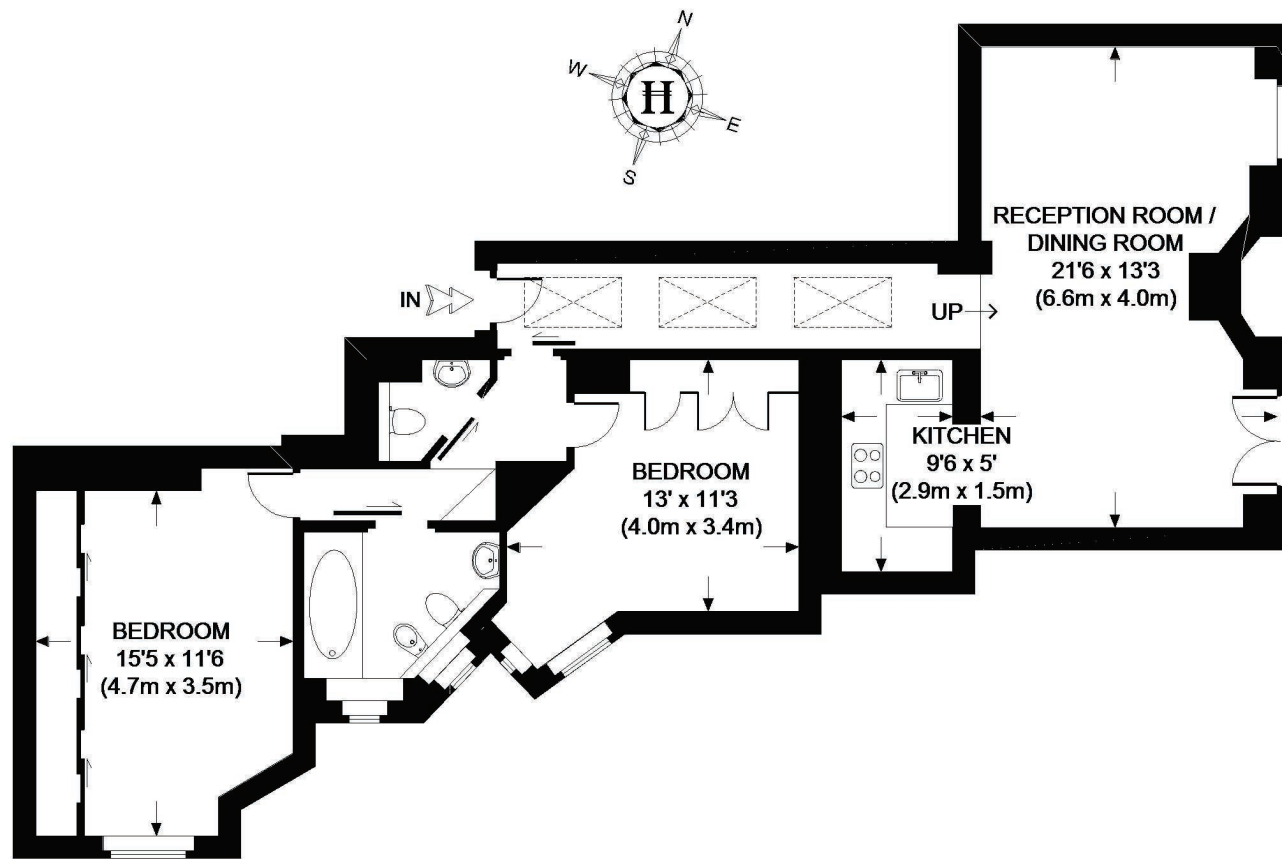
## Location

Campden Hill Court is located close to the shops, restaurants and transport links (district and circle lines) of Kensington High Street and also the amenities of Notting Hill Gate, with the central, district and circle tube lines.





# CAMPDEN HILL COURT



LOWER GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA =  
TOTAL = 878 SQ. FT. (81.6 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	64	77
Band E	39-54		
Band F	21-38		
Band G	1-20		

EU Directive 2002/91/EC  
England & Wales



