






{ WARWICK GARDENS LONDON W14
£2,150 PER WEEK AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Warwick Gardens London W14

£2,150 Per Week
Unfurnished

 4 Bedrooms
 4 Bathrooms
 3 Receptions

Features

- Four Bedrooms, - Four Bathrooms, - Third Floor/ Lift, - Porter, - Redecorated, - Air Conditioning, - Hot Water included, - Unfurnished

Council Tax

Council Tax Band H

Hamptons
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www.hamptons.co.uk

{ A SUPERB FOUR BEDROOM FOUR BATHROOM LATERAL APARTMENT WITH PORTER

The Property

A superb four bedroom four bathroom lateral apartment on the third floor (with lift) of this well maintained portered building in Kensington, close to Holland Park and Kensington High Street. The apartment offers two spacious reception rooms, dining room and separate kitchen with a further separate utility room. The principal bedroom offers a large dressings area and en-suite bathroom. There are three further good size bedrooms and three bathrooms. The apartment has been recently redecorated and offers excellent light throughout and air conditioning in the reception rooms and principal bedroom. Hot water is included in the rent. Offered unfurnished.

Location

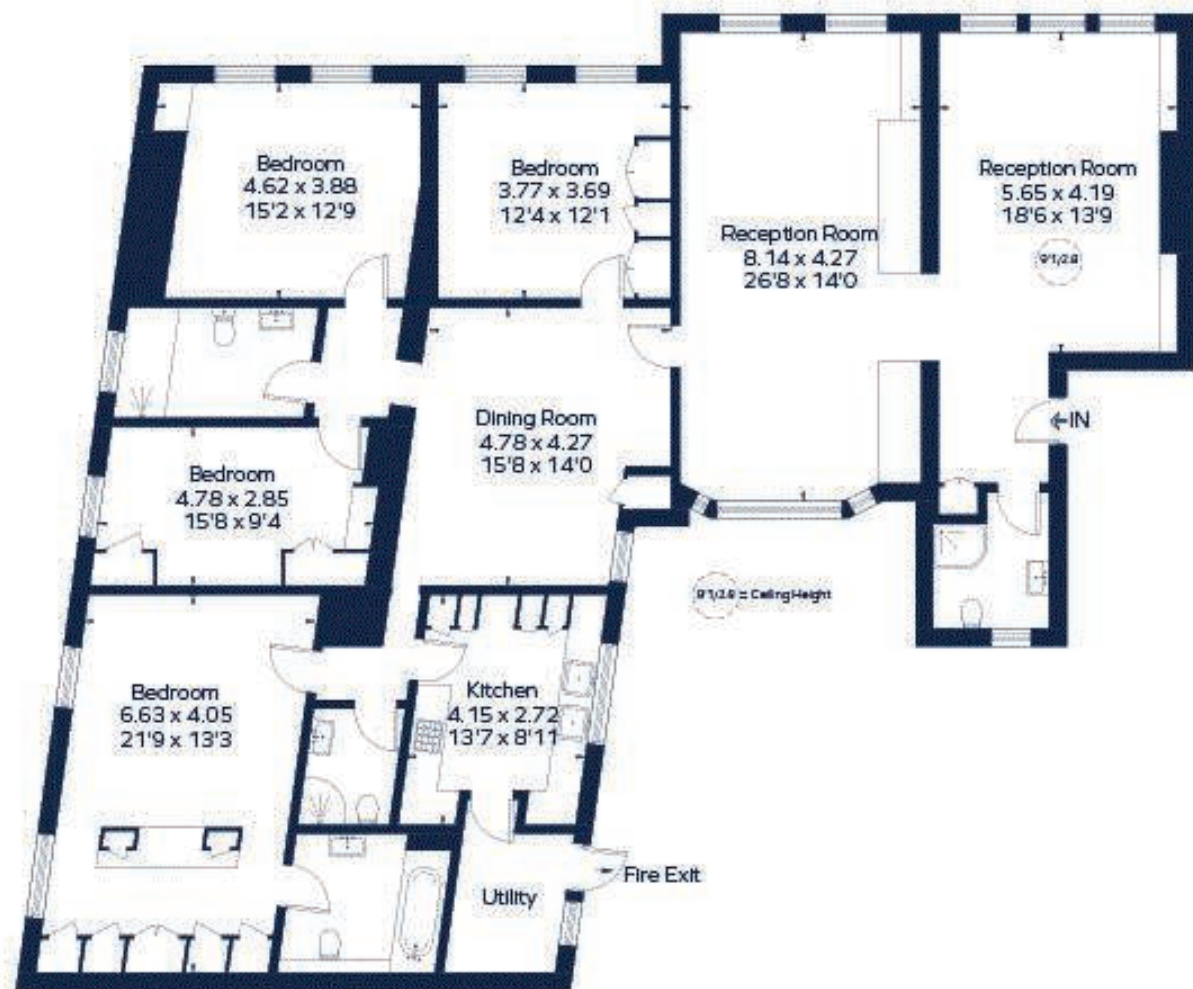
Located in the sought after Royal Borough of Kensington and Chelsea, home to some of London's finest properties including this one. Kensington High Street is a well known retail hub with a wide range of retails and recreational amenities drawing in people from across the globe. In addition to this, there are an excellent selection of schools and educational facilities within the area also. The amenities of Holland Park are also within Close proximity. In addition to this the area benefits from an excellent range of local transport links, such as High Street Kensington Tube Station, Kensington Olympia, in addition to very good local bus routes.



ST. MARY ABBOTS COURT, WARWICK GARDENS

Approximate Gross Internal Area

2342 sq. ft. (217.6 sq. m.)



Third 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 1175031

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		
How energy efficient does this property rate?	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
For energy efficient - higher rating costs		
England & Wales	78	86
EU Directive 2002/91/EC		

