



**KENSINGTON HIGH STREET LONDON W8**  
**£2,700 PER MONTH** AVAILABLE NOW

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

Kensington High Street London W8

£2,700 Per Month  
Unfurnished

 1 Bedroom  
 1 Bathroom  
 1 Reception

## Features

- One Bedroom, - One Bathroom, - 2nd Floor/Lift, - Porter, - Individual Electric Boiler, - No Parking, - Unfurnished (potential to furnish), - Pet Friendly

## Council Tax

Council Tax Band D

Hamptons  
8 Hornton Street  
Kensington, London, W8 4NW  
020 7937 9372  
[KensingtonLettings@hamptons.co.uk](mailto:KensingtonLettings@hamptons.co.uk)  
[www.hamptons.co.uk](http://www.hamptons.co.uk)

# { A GOOD SIZED ONE BEDROOM APARTMENT ON THE SECOND FLOOR

## The Property

A good sized one bedroom apartment on the second floor of this well maintained building conveniently located on Kensington High Street. The apartment offers a modern open plan kitchen reception with wooden flooring and good natural light. The bedroom is separated via a bi folding door which can be kept closed or fully opened and there is good built-in storage. There is a modern bathroom. Benefiting from a lift and porter. Offered unfurnished (potential to furnish).

## Location

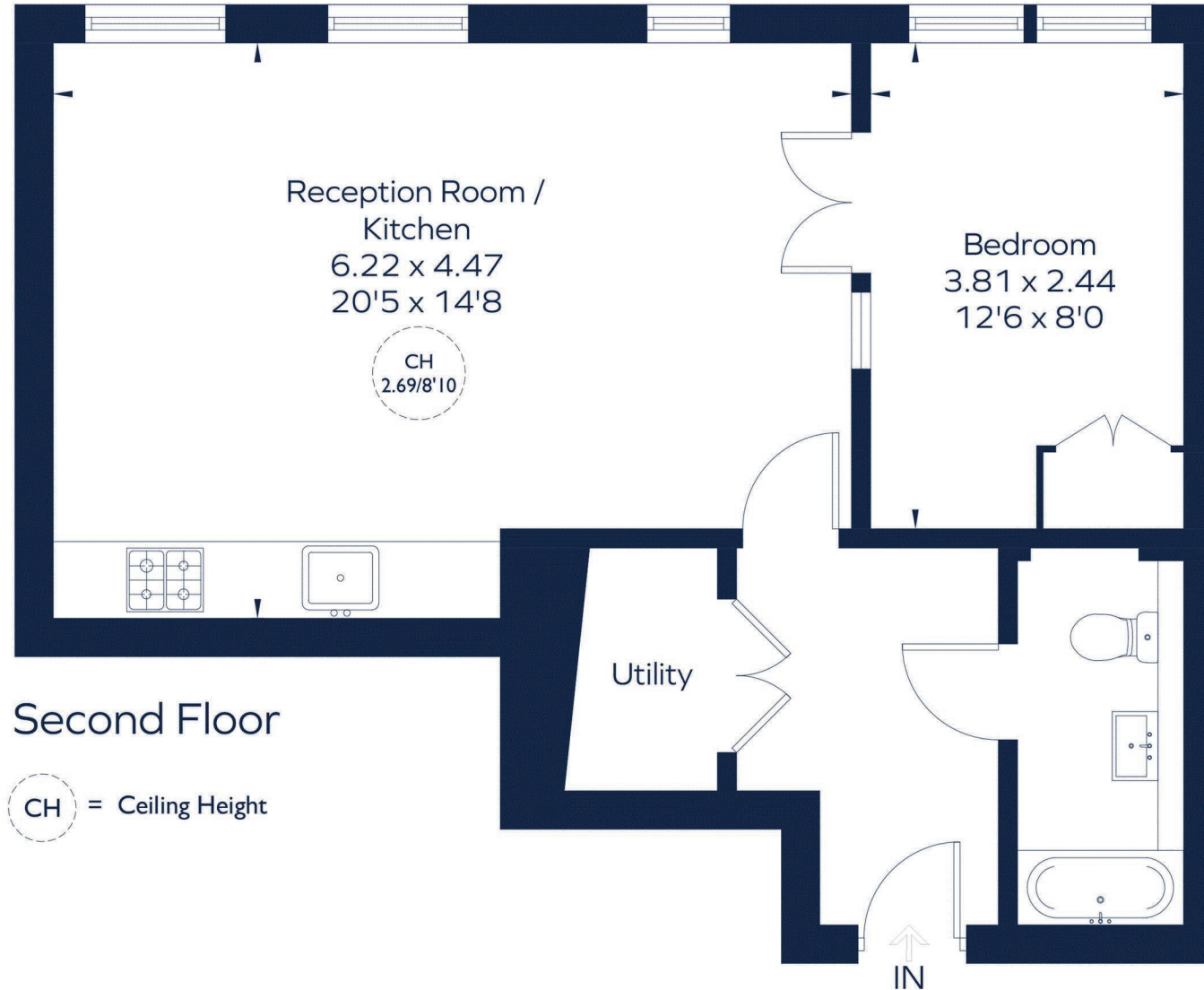
The property is ideally situated for the many shops, restaurants and cafes of Kensington High Street and transport links (Circle and District lines) at High Street Kensington station. The open spaces of Kensington Gardens and Hyde Park are close by.



# KENSINGTON HIGH STREET

Approximate Gross Internal Area

Second floor = 536 sq. ft. (49.8 sq. m.)



Second Floor

CH = Ceiling Height

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 905467

## 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 is your home?	Current	Potential
A (92-100)		
B (81-91)	81	81
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



