



{ CANNING PLACE LONDON W8
£7,150 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Canning Place London W8

£7,150 Per Month
Furnished

 3 Bedrooms
 3 Bathrooms
 2 Receptions

Features

- Three Bedrooms, - Three Bathrooms, -
House, - Terrace, - Excellent location, -
Furnished/unfurnished

Council Tax

Council Tax Band H

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

{ A BEAUTIFULLY PRESENTED THREE BEDROOM KENSINGTON HOUSE

The Property

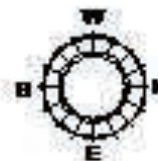
A newly decorated three bedroom Kensington house arranged over four floors and set around a pretty courtyard garden in a quiet residential location. The house is presented in excellent condition throughout with air-cooling in all three bedrooms. The house is entered on the ground floor comprising guest WC, spacious dining area and modern open kitchen, featuring a spiral staircase wine cellar built into the kitchen floor. The first floor offers a bright living room with study space if required and a lovely terrace inward facing to the communal courtyard. The second floor features bedroom two with an en-suite bathroom, bedroom three and family bathroom and the third floor comprises of the principal bedroom with en-suite shower room. Offered furnished or unfurnished.

Location

De Vere Cottages is well located close to the amenities of Kensington High Street (Circle and District lines) and Gloucester Road (Circle, District and Piccadilly lines). In addition to this, Hyde Park and Kensington Gardens and close by.



DE VERE COTTAGES



THIS PLAN HAS BEEN DRAWN FROM SUPPLIED PLANS, STRICTLY FOR USE AS A GUIDE ONLY

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM / EAVES)

CELLAR - 41 SQ. FT. (3.8 SQ. M.)

GROUND FLOOR - 414 SQ. FT. (38.5 SQ. M.)

FIRST FLOOR - 345 SQ. FT. (32.1 SQ. M.)

SECOND FLOOR - 394 SQ. FT. (36.5 SQ. M.)

THIRD FLOOR - 258 SQ. FT. (24.0 SQ. M.)

REDUCED HEADROOM / EAVES

75 SQ. FT. (6.9 SQ. M.)

TOTAL - 1527 SQ. FT. (141.9 SQ. M.)



= COLUMN / VENT



= BEAM / ROOF STRUCTURE

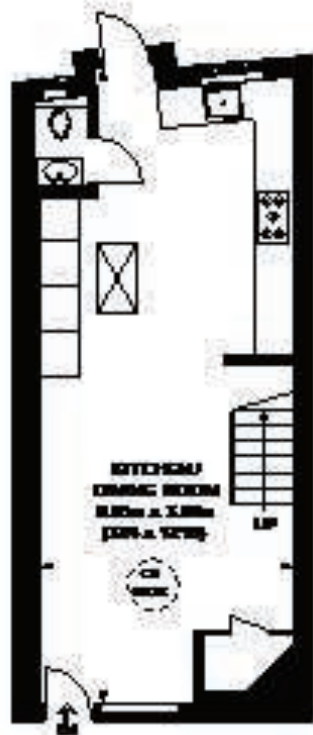


= REDUCED HEADROOM / EAVES

This plan is for layout guidance only. It is shown to indicate the general layout of the property and is not intended to be used as a basis for any decision. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and volumes before making any decision about your plans. Please be advised that (where applicable) our agents have not seen or visited any building regulations or planning permission in relation to works carried out in the property (00-000000).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - low energy costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - high energy costs		
England & Wales		

62	79
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CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THIRD FLOOR

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.

