



**SOUTHWELL GARDENS LONDON SW7**  
**£5,200 PER MONTH** AVAILABLE NOW




**Hamptons**  
THE HOME EXPERTS



# { THE PARTICULARS

Southwell Gardens London SW7

£5,200 Per Month  
Furnished

 2 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- SHORT LET, - Two Bedrooms, - Two Bathrooms, - Raised Ground Floor, - Terrace, - Fully Furnished, - ALL BILLS INCLUDED

## Council Tax

Council Tax Band G

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)

# { SHORT LET A SPACIOUS TWO BEDROOM APARTMENT WITH TERRACE

## The Property

**\*\*SHORT LET\*\*** ALL BILL INCLUDED A bright and spacious two bedroom apartment situated on the raised ground floor of this mid-terrace conversion, well located on a quiet residential street between South Kensington and Kensington High Street. The apartment is light and spacious, offering high ceilings and a large south facing bay window. The reception room offers character and plenty of space for dining and there is a separate fully fitted modern kitchen. The large principal bedroom is quietly positioned at the rear of the property with access to a pretty terrace, en-suite shower room and additional mezzanine area. The second bedroom is perfect as a study or single room, also with a mezzanine area and there is a separate large bathroom. Offered fully furnished. **\*\*A sales viewing clause will be required\*\***

## Location

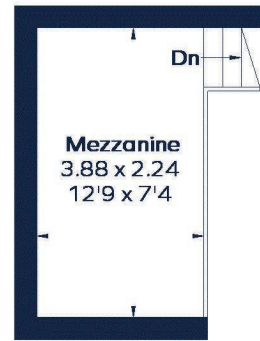
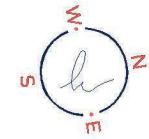
Southwell Gardens is ideally located just moments away from Gloucester Road Station (District, Circle and Piccadilly Lines). The building is situated on the north side of the street with the living room facing due south. Hyde Park is to the north as is Kensington High Street which offers an abundance of local amenities.



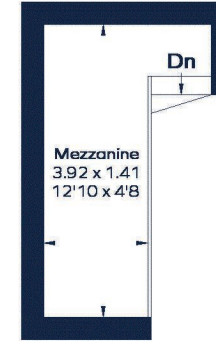
# SOUTHWELL GARDENS

## Approximate Gross Internal Area

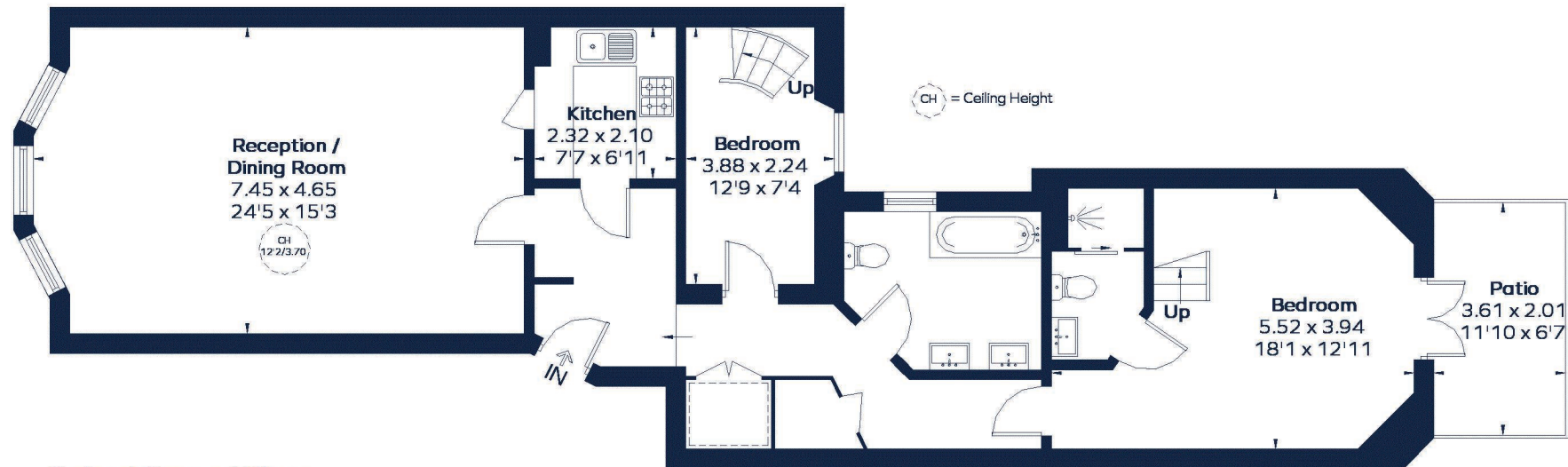
1163 sq. ft. (108.04 sq. m.)



Mezzanine



Mezzanine



Raised Ground Floor

Drawn for illustration and identification purposes only  
ID 971426

### 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
Most energy efficient - lowest running costs		
A		
B		
C		
D		
E		
F		
G		
Least energy efficient - highest running costs		
England & Wales	68	78



