



{ VICARAGE GATE LONDON W8  
£16,950 PER MONTH AVAILABLE NOW




Hamptons  
THE HOME EXPERTS



# { THE PARTICULARS

Vicarage Gate London W8

£16,950 Per Month  
Furnished

 3 Bedrooms  
 3 Bathrooms  
 1 Reception

## Features

- Three Bedrooms, - Three Bathrooms, -  
Duplex, - Spacious Patio, - Premium  
location, - Renovated, - Furnished

## Council Tax

Council Tax Band G

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

# { A BEAUTIFUL PRESENTED THREE BEDROOM PROPERTY ON VICARAGE GATE

## The Property

A beautifully renovated three bedroom three bathroom duplex apartment set on the raised and lower floors of this grand Victorian conversion in the heart of Kensington. Entering on the raised ground floor, you are welcomed into a bright and spacious entrance hall leading to the reception room with tall ceilings, large sash windows and lots of natural light. There is a large fully integrated kitchen with marble worktops and breakfast island and a spacious dining area. A feature staircase leads down to the lower level to three beautifully designed bedrooms. The principal bedroom enjoys direct access to a private patio and features a walk-in wardrobe and en-suit bathroom finished in marble. The two further bedrooms are each thoughtfully designed with built-in storage and one with en-suite. There is a further family bathroom and utility room. Offered furnished

## Location

Vicarage Gate is located moments from Kensington High Street with many shops, restaurants and transport links (Circle and District lines). The open spaces of Kensington Gardens and Hyde park are close by along with the amenities at Notting Hill (including the Central line at Notting Hill Gate).



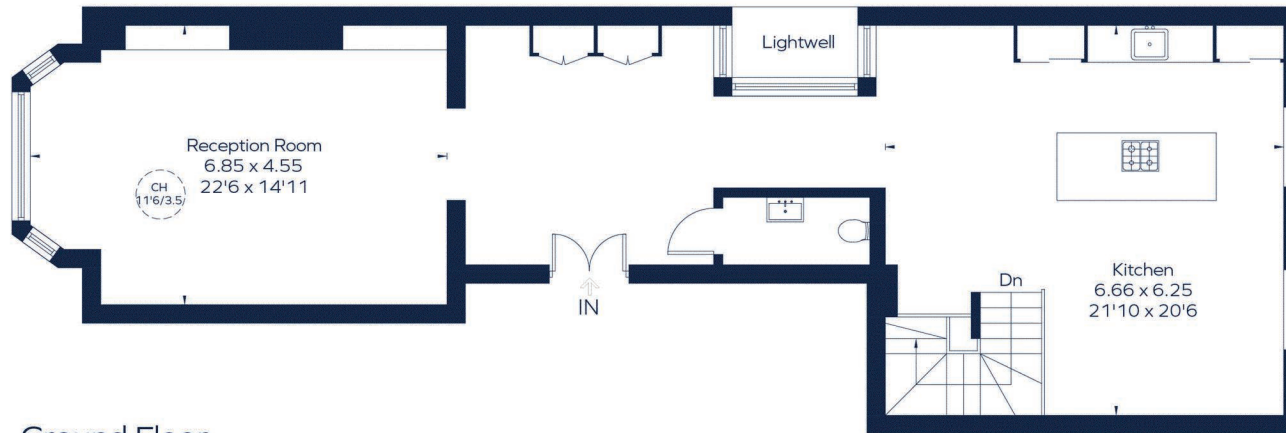
# VICARAGE GATE

Approximate Gross Internal Area

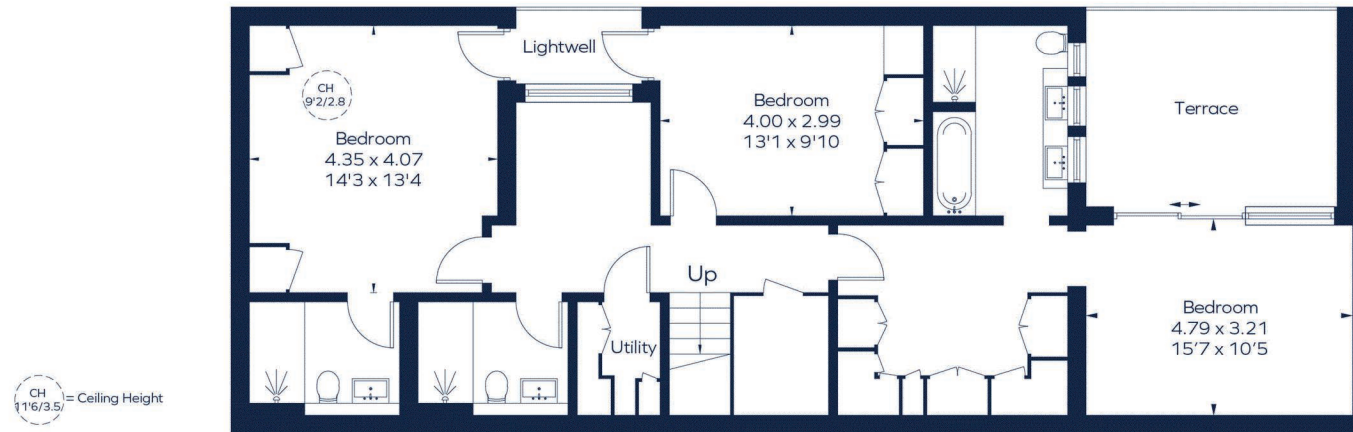
Lower Ground floor = 1036 sq. ft. (96.3 sq. m.)

Ground floor = 1025 sq. ft. (95.2 sq. m.)

Total = 2061 sq. ft. (191.5 sq. m.)



Ground Floor



Lower Ground 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 1256013

## 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 building perform?	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales	77	77
EU Directive 2002/91/EC		



