



{ VICARAGE GATE LONDON W8  
£14,950 PER MONTH AVAILABLE NOW




Hamptons  
THE HOME EXPERTS



# { THE PARTICULARS

Vicarage Gate London W8

£14,950 Per Month  
Furnished

 2 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- Two Bedrooms, - Two Bathrooms, - Guest WC, - Ground and First floor, - Balcony, - Premium location, - Renovated, - Furnished  
Council Tax  
Council Tax Band G

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# { A STUNNING TWO BEDROOM DUPLEX APARTMENT WITH BALCONY

## The Property

A beautifully renovated duplex two bedroom two bathroom apartment located off Kensington Church Street and moments from Kensington Gardens. This beautifully presented duplex apartment spans the ground and first floor of a classic Kensington period building. The ground floor features a spacious reception room with large windows, high ceilings and a private balcony overlooking a quiet tree lined street. The modern kitchen sits just off the hallway, finished with sleek cabinetry and integrated appliances. Upstairs, there are two generous double bedrooms, each with their own luxurious marble bathroom and ample storage. 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 (excluding reduced headroom)

Ground floor = 739 sq. ft. (68.7 sq. m.)

First floor = 704 sq. ft. (65.4 sq. m.)

Reduced headroom = 3 sq. ft. (0.3 sq. m.)

Total = 1446 sq. ft. (134.4 sq. m.)



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 1256014

## 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		
Energy Efficiency Rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
For energy efficient - higher rating costs		
England & Wales	80	80
EU Directive 2002/91/EC		



