



**WARWICK GARDENS LONDON W14**  
*£7,950 PER WEEK AVAILABLE 02/04/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS }

Warwick Gardens London W14

£7,950 Per Week  
Unfurnished

 **6 Bedrooms**  
 **5 Bathrooms**  
 **3 Receptions**

## Features

- Six bedrooms, - Five Bathrooms, - South facing garden, - Self contained annexe, - Period features, - Three meter ceiling height, - Unfurnished

## Council Tax

Council tax band not specified

## Hamptons

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

# { A UNIQUE SIX BEDROOM HOUSE WITH SEPARATE ANNEXE }

## The Property

**\*\*SHORT LET\*\*** ALL BILLS INCLUDED A thoughtfully designed large family home with separate annexe, situated in the Royal Borough of Kensington & Chelsea, close to Kensington High Street. The house is entered on the raised ground floor offering a formal reception room with two feature fire places and wonderful views on to the large 50 foot private garden. On the lower floor there is a large fitted kitchen, utility room, dining room and second reception room with doors out the the terrace with conservatory room. The principal bedroom suite is found on the first floor with large dressing room, en-suite bathroom and a separate study. The top two floors offer four further bedrooms, two with en-suite bathrooms and a separate shower room. The house benefits from an annexe that can be completely separated from the house or can easily be integrated via an internal entrance on the lower ground floor. This flexible space would be ideal for a live in nanny or housekeeper, providing them with a separate kitchen, studio room and shower room. Further benefits include off street parking for 2/3 cars, a large garden with conservatory linked by undercover walkway, WC on each floor, air conditioning and a home office/study.

## Location

Warwick Gardens is situated south of Kensington High Street on a beautiful residential road. A short walk from Holland Park and amenities.



# WARWICK GARDENS

Approximate Gross Internal Area = 5208 sq. ft. (483.9 sq. m.)



Drawn for illustration and identification purposes only.  
ID 1055719

## 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
92-100	A		
81-91	B		
69-80	C		69
55-68	D		
42-54	E	42	
21-41	F		
1-20	G		
<small>For single office, higher rating scales</small> England & Wales		<small>EU Directive 2002/91/EC</small>	



Please note, the furniture in this image has been virtually staged.



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DELICIOUS  
HOME EXPERTS