



**QUEEN'S GATE GARDENS SOUTH**  
*£1,950 PER WEEK AVAILABLE NOW*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Queen's Gate Gardens South  
Kensington SW7

£1,950 Per Week  
Furnished

 **3 Bedrooms**  
 **3 Bathrooms**  
 **1 Reception**

## Features

- 3 Bedrooms, - 3 Bathrooms, - Large Reception Room, - Library, - Kitchen, - Private Garden, - Own Entrance, - Key to the Private Garden Square, - Council Tax Band G

## Council Tax

Council Tax Band G

## Hamptons

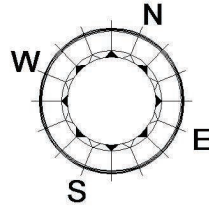
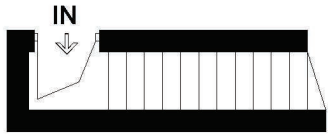
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# { A SPACIOUS 3 BEDROOM FLAT IN A GARDEN SQUARE.

## The Property

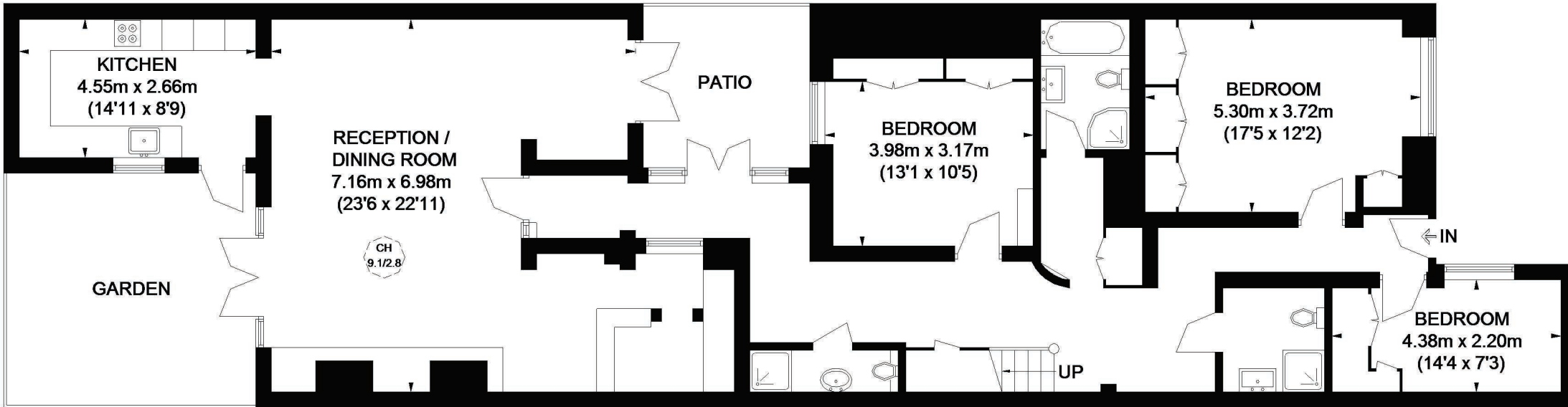
SHORT LET - The apartment comprises a large living-room with a grand piano, separate dining area, library and bar area and doors that lead to the private garden, a separate fully equipped kitchen, three double bedrooms and three bathrooms. The property further benefits from a key to the private square garden, cable-digital TV in every room, video entry-phone and a separate private entrance.





# QUEENS GATE GARDENS

## GROUND FLOOR



## LOWER GROUND FLOOR

### APPROXIMATE GROSS INTERNAL AREA

LOWER GROUND FLOOR = 1750 SQ. FT. (162.6 SQ. M.)

GROUND FLOOR = 35 SQ. FT. (3.3 SQ. M.)

TOTAL = 1785 SQ. FT. (165.9 SQ. M.)



### 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.

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. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID523365)

Energy Efficiency Rating		Current	Potential
100-90	A		
89-80	B		
79-65	C		
64-50	D	66	78
49-35	E		
34-20	F		
19-1	G		

EU Directive 2002/91/EC  
England & Wales

