



Falmouth House  
Clarendon Place, W2









Stylish modern apartment finished to a high standard throughout within a portered building. The property benefits from direct views of Hyde Park, private balcony and is a short distance to Oxford Street.

- Two bedrooms and two bathrooms
- Hyde Park views
- Air conditioning
- Porter
- 3rd floor with lift
- Private Balcony

### £5,000 pcm


Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-100) A			
(81-90) B			
(69-80) C		80	83
(55-68) D			
(49-54) E			
(45-48) F			
(35-39) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Minimum Term:** 12 months  
**Deposit Required:** Five weeks  
**Local Authority:** City of Westminster  
**Council Tax Band:** G  
**EPC Rating:** C  
**Part Furnished, Unfurnished**

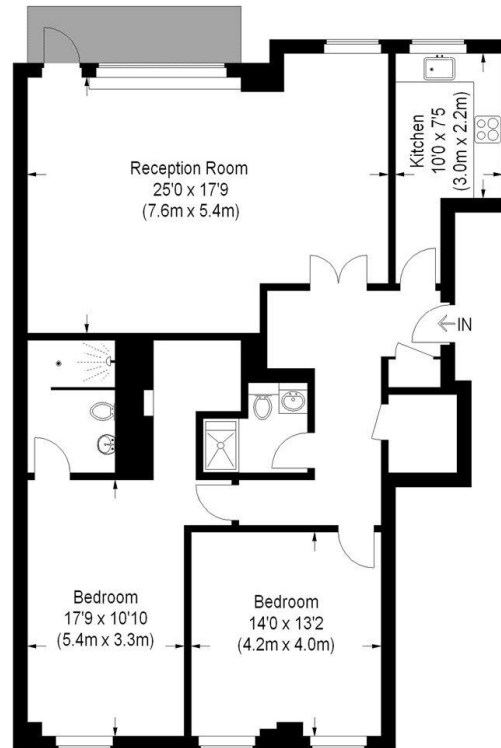
### Chestertons Hyde Park & Marylebone Lettings

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 W2 2AB

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## Clarendon Place, W2

Approximate Gross Internal Area  
1292 sq ft / 120 sq m



### Third 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. (ID102278)

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