

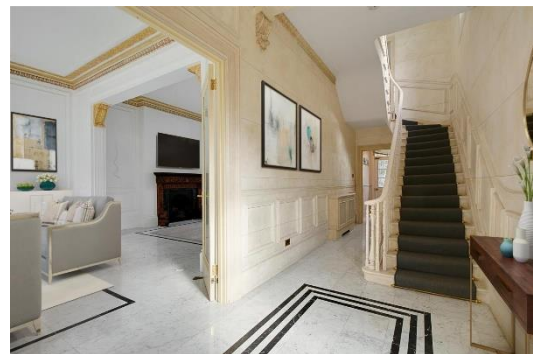


# Warwick Gardens

Kensington, W14

£20,000 per month  
(£4,615.38 per week)

Elegant six bedroom house with annex and 50 foot garden with conservatory. The property offers a modern kitchen, utility room, further four reception rooms, off street parking for 2/3 cars & air conditioning.



# Warwick Gardens

Kensington, W14

- A grand semi-detached house with a substantial secure garden and terrace
- 6 Bedrooms (including a one bedroom annexe with own entrance)
- 3 Reception rooms including a formal drawing, family room & dining room
- Gated off-street parking for up to 3 cars; Ideally located for Holland Park, Kensington





An elegant and well-presented 6 bedroom house in Kensington that offers a huge amount of entertaining and family living space.

The property is arranged over five floors, with two reception rooms at garden level along with a modern kitchen and utility room. Within the east and south facing garden there is a studio that is fully equipped with air-conditioning and television points. There is also a self-sufficient studio with private access that has a fully fitted kitchen, en-suite bathroom, reception room and bedroom.

The master bedroom is accompanied with two dressing rooms and an en-suite bathroom. On the two top floors, there are four bedrooms and three bathrooms, two of which are en-suite. The property also benefits from 3 off street parking spaces.

"The photos of the property are real, however some of the furniture and furnishing items have been computer generated for illustration purposes only."

**Minimum Term:** 6 months  
**Deposit Required:** £27,692.31  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** H  
**EPC Rating:** E  
**Part Furnished, Unfurnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

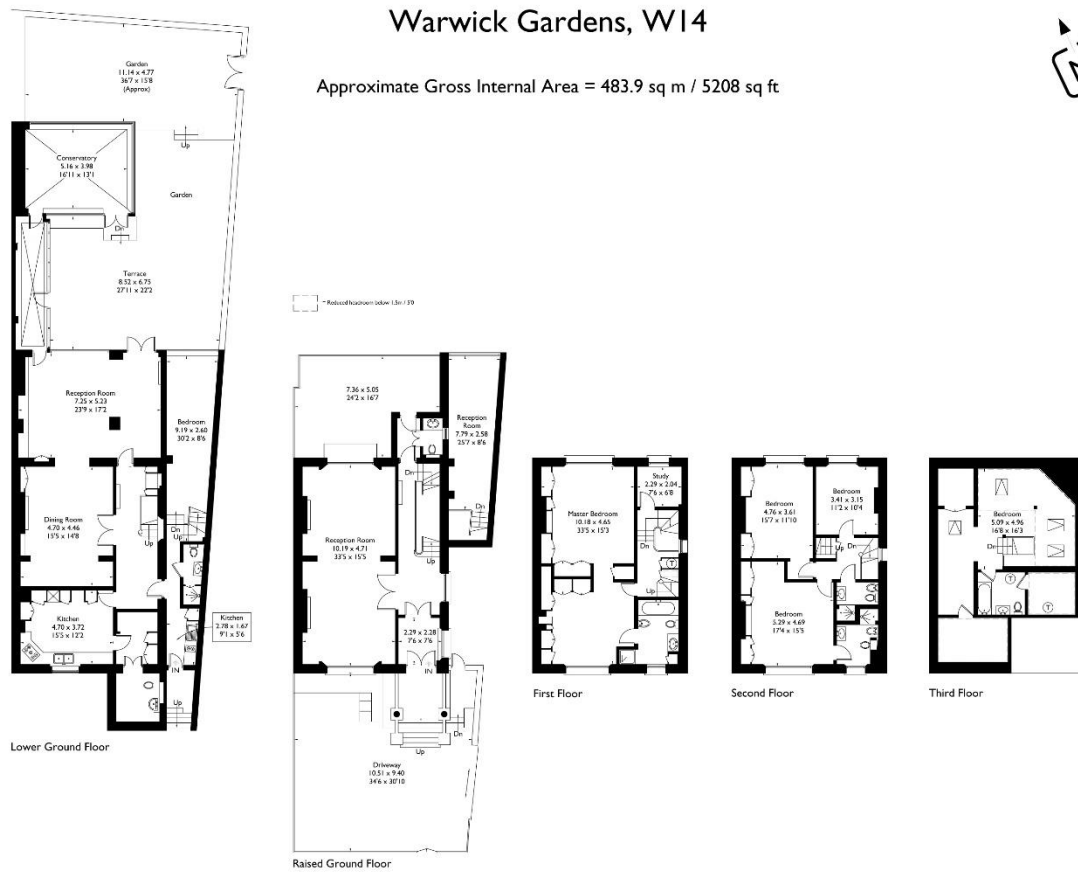
### *Chestertons Kensington Lettings*

116 Kensington High Street  
 Kensington  
 London  
 W8 7RW  
 kensington@chestertons.co.uk  
 02079377260  
 chestertons.co.uk

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

# Warwick Gardens, W14

Approximate Gross Internal Area = 483.9 sq m / 5208 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 151402

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

