



Vicarage Gate
Kensington, W8

CHESTERTONS





A wonderful opportunity to let this family home with private garden and separate garage superbly located in Kensington & Chelsea Borough.

The accommodation has been fully refurbished to the highest standard by an interior designer and is presented in an exceptional order. Entrance hall leading to the heart of this home. You are greeted by a bright and spacious Reception room with floor to ceiling sliding doors to the rear of the property leading onto a private garden. The separate kitchen is fully equipped with state of the art integrated appliances and breakfast bar. A guest WC is also located on this floor.

Upstairs are four further bedrooms arranged over two floors, the principle bedroom offers dressing room. All four bedrooms benefit from their own en-suite bathroom. A further separate bedroom at the top is available as a housekeeper quarter. The property is presented in a sleek & contemporary theme throughout and further benefits from underfloor heating all throughout as well as individual heating and lighting control.

Vicarage Gate is set in this cul de sac, located in prime position moments from the amenities of Kensington High Street, Holland Park & Notting Hill Gate.

- Four Bedroom House
- Furnished
- Four Bathrooms
- Garden
- Wooden Flooring Throughout
- Approx. 2,261 sq ft

£30,331 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

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		83
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Minimum Term: 6 months
Deposit Required: £41,996.77
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: H
EPC Rating: C
Furnished

Chestertons Kensington Lettings

116 Kensington High Street
 Kensington
 London
 W8 7RW

kensington@chestertons.co.uk
 02079377260



Vicarage Gate, W8
Approximate Gross Internal Area
210.01 SQ.M / 2261 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable