



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

£27,950 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://www.chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		
Low energy - better - more money saved	Current	Potential
89-92 A		83
81-88 B		
69-80 C	71	
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: 6 months
Deposit Required: £38,700.00
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: H
EPC Rating: C
Furnished

Chestertons Kensington Lettings

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 Kensington
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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.

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