



Kingston House South  
Ennismore Gardens, SW7







Stunning brand newly refurbished lateral apartment of circa 1,366 sq ft, situated in a popular portered development with lift access. Additional features include wood flooring, private terrace and built-in storage.

- Porter
- Lift access
- Brand newly refurbished
- Wood flooring
- Three double bedrooms
- Two bathrooms

**£7,366.67 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
90-100	A		
81-90	B		
69-80	C	77	83
55-68	D		
49-54	E		
45-48	F		
1-44	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

**Minimum Term:** 12 months  
**Deposit Required:** £10,200.00  
**Local Authority:** City of Westminster  
**Council Tax Band:** H  
**EPC Rating:** C  
**Unfurnished**

*Chestertons Knightsbridge & Belgravia Lettings*

31 Lowndes Street  
 London  
 SW1X 9HX

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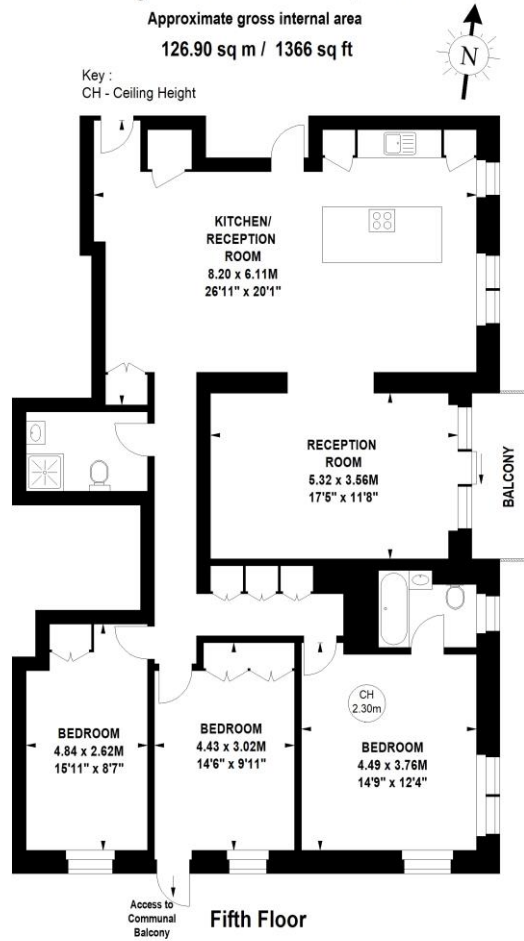
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## Kingston House South, SW7

Approximate gross internal area  
126.90 sq m / 1366 sq ft

Key :  
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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