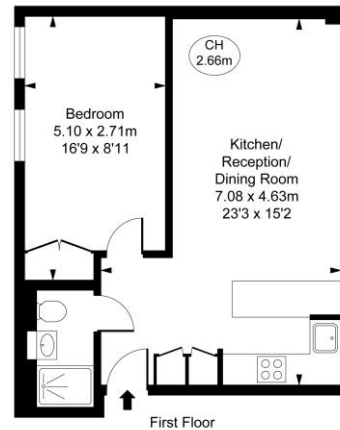# Connaught House

Carpenter Street, W1K

A superbly presented one bedroom first floor flat situated just to the north of Mount Street, this flat benefits from a roaming porter, lift in the building, modern fixtures and fittings and large windows flooding the rooms with natural light.

CHESTERTONS

**Connaught House,
Carpenter Street, W1K**
Approximate Gross Internal Area
43.80 sq m / 471 sq ft
(CH = Ceiling Heights)

CH
2.66m

Bedroom
5.10 x 2.71m
16'9 x 8'11

Kitchen/
Reception/
Dining Room
7.08 x 4.63m
23'3 x 15'2

First Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

- Modern
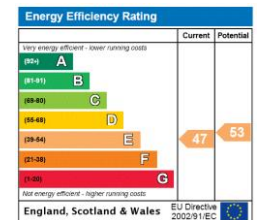- Large bedroom
- First floor with lift
- Porter

**£3,250 per month
(£750 per week)**
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)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

Minimum Term:	**12 months**
Deposit Required:	**£3,750.00**
Local Authority:	**City of Westminster**
Council Tax Band:	**E**
EPC Rating: E	
Furnished	

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