



A BRIGHT AND SPACIOUS THIRD FLOOR FLAT WITH A LIFT OVERLOOKING LUSH GARDENS

NB: COMMUNAL CENTRAL HEATING IS INCLUDED WITHIN THE RENT: A beautiful, appealing and elegant 3rd floor flat (with a lift), there are windows to all of the rooms bringing great light throughout. Measuring circa 977 sq ft (90 sq m) within a period conversion, the property has been sympathetically treated with tasteful and neutral decor. The reception is charming with elegant proportions and large triple sash window overlooking the heavenly communal gardens to which the property enjoys access (direct from the ground floor of the house), one double bedroom also enjoys views over the communal gardens; the large and spacious eat-in kitchen & dining room has a high quality stone floor and worktop, the fully tiled family bathroom is large. The main bedroom has a large newly installed wardrobe by Poliform. The generous room sizes are well configured to maximise the use of space and there is also an entrance hall and guest WC. This handsome Victorian period building offers peace and tranquillity within the impressive and popular setting a Conservation Area, moments from the allure of the high end boutiques, cafés and restaurants found along Fulham Road and Kings Road. This area, with its attractive residential village ambience, is located within a 10 minute walk approx of Gloucester Road Underground (District, Circle and Piccadilly lines & Waitrose) and within an 11 minute walk approx of South Kensington Underground Stations (District, Circle and Piccadilly lines).

NB: Photos are from prior tenancy.





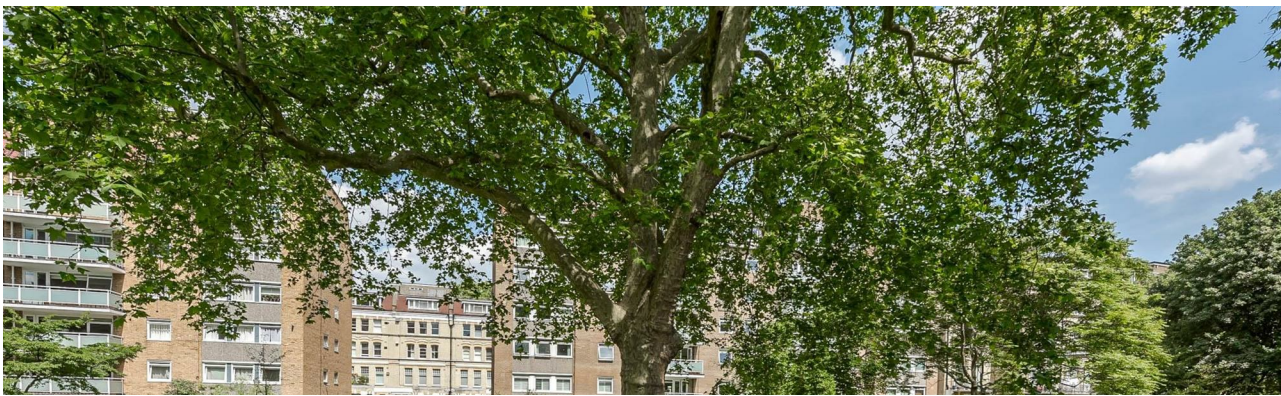
ACCOMMODATION

Accommodation: Entrance hall: Reception room with lovely views over gardens: Large eat in kitchen/breakfast family/dining room: 2 double bedrooms (1 with brand new wardrobe wall by Poliform): Fully tiled large family bathroom: Guest WC: Access to communal Gardens

LOCATION

Elm Park Gardens is within easy reach of a wide variety of high-end shops and facilities of South Kensington, the shops of Fulham Road and King's Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road (District, Circle, and Piccadilly lines) and South Kensington stations (District, Circle and Piccadilly lines) to the City, the West End, and Heathrow.





WELL CONFIGURED ACCOMMODATION IN THE HEART OF CHELSEA



Terms

Price: £795 Per Week

Deposit: 5 weeks rent

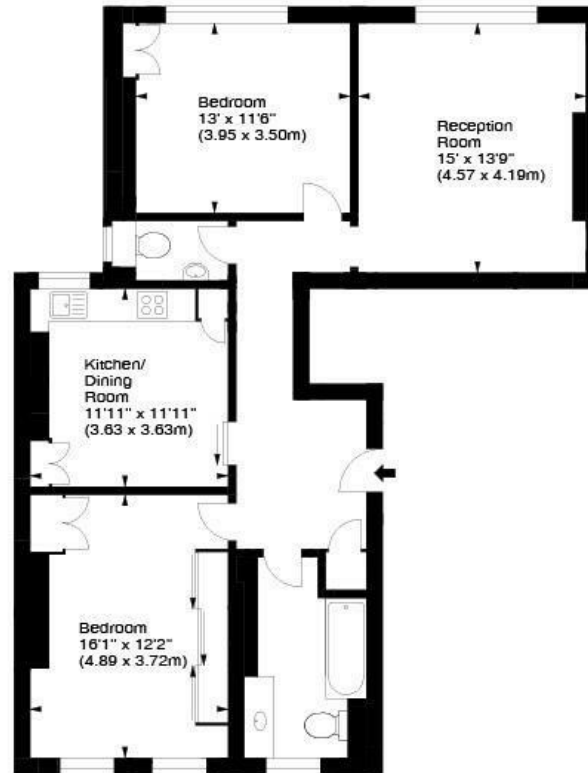
Local Authority: RBKC

Council Tax Band: G

Elm Park Gardens, SW10

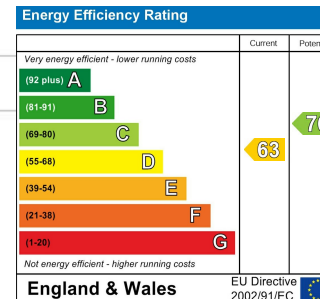


Approx. Gross Internal Area
977 Sq Ft - 90.76 Sq M



Third Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs



FEATURES

- 2 double bedrooms
- G.I.A 977 Sq Ft /90.76 Sq M (approx).
- High ceilings/ Stone flooring/ Poliform wardrobe
- Wonderful green views over the communal gardens
- Quiet & leafy location/ Spacious and bright
- Miele Steam Oven & Miele Washing Machine
- The Royal Borough of Kensington and Chelsea
- Large family bathroom & Guest WC/ Comfortable well configured accommodation
- Direct access to communal gardens from the ground floor of the building
- Third floor flat with the benefit of a lift



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