



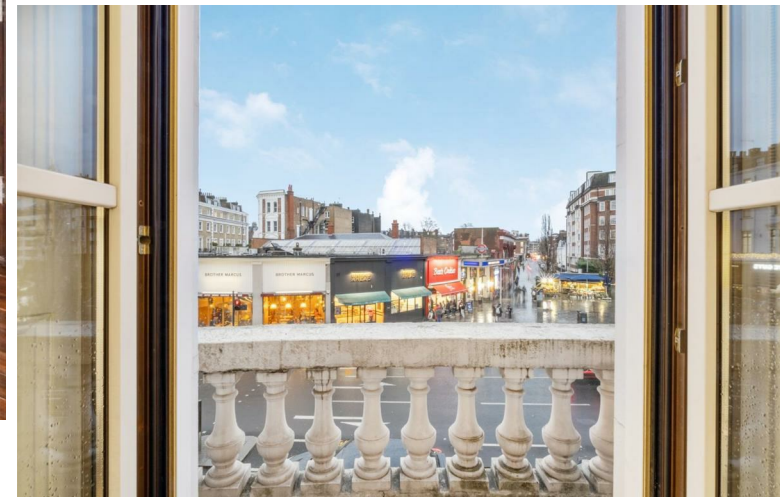
# FIRST FLOOR APARTMENT WITH BALCONY WELL LOCATED IN THE HEART OF SOUTH KENSINGTON

First floor apartment with balcony amazingly located in the heart of South Kensington. The building features a spiral staircase and a lift. The flat boasts high ceiling with beautiful architectural design, balcony that wraps all around it, striking dark wooden floors throughout, floor to ceiling French window in each room. It includes a bright reception room, a kitchen with breakfast bar, a master bedroom with plenty of storage, a second bedroom/study, a shower room.

With many of the city's top attractions on its doorstep, the property benefits from excellent access to local shops and amenities.







## ACCOMMODATION

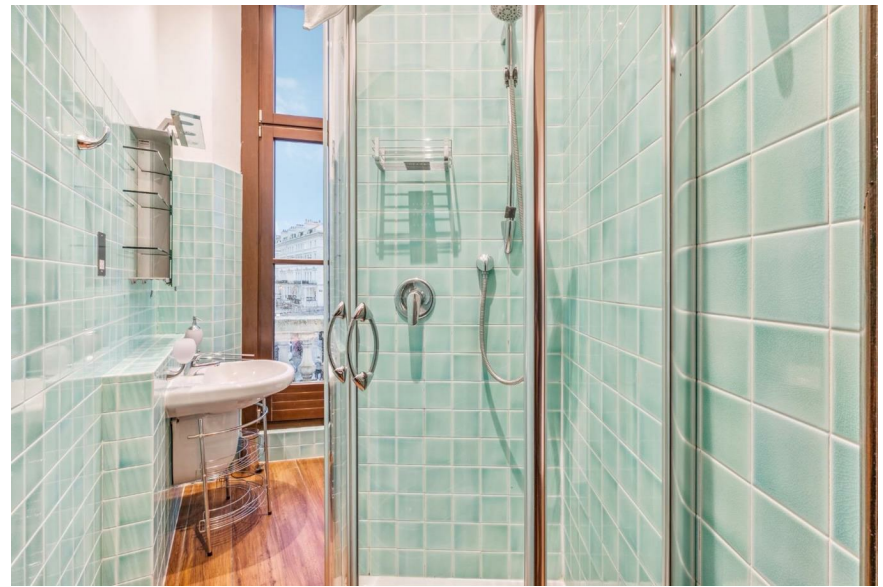
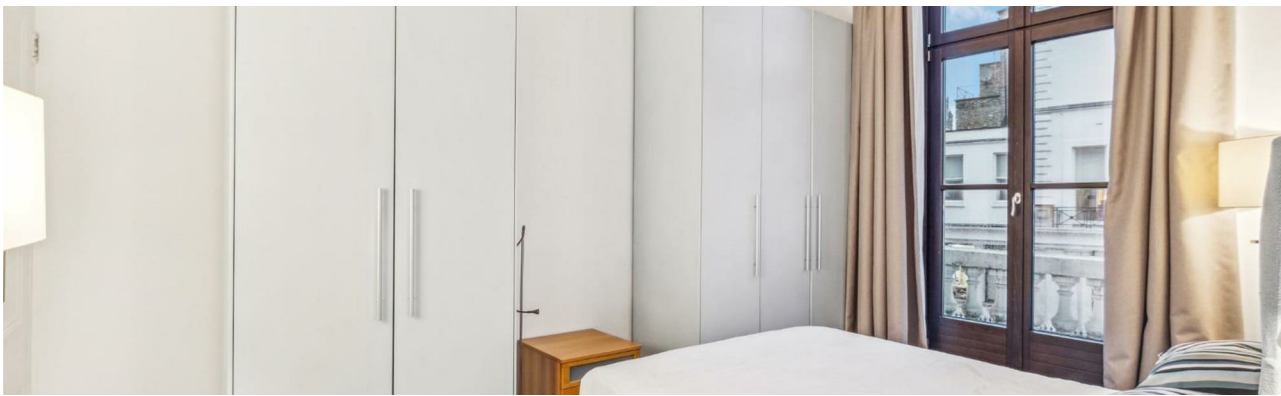
2 Bedrooms: Bright Reception Room: Kitchen with Breakfast Bar: Bathroom (Shower Room): Balcony

## LOCATION

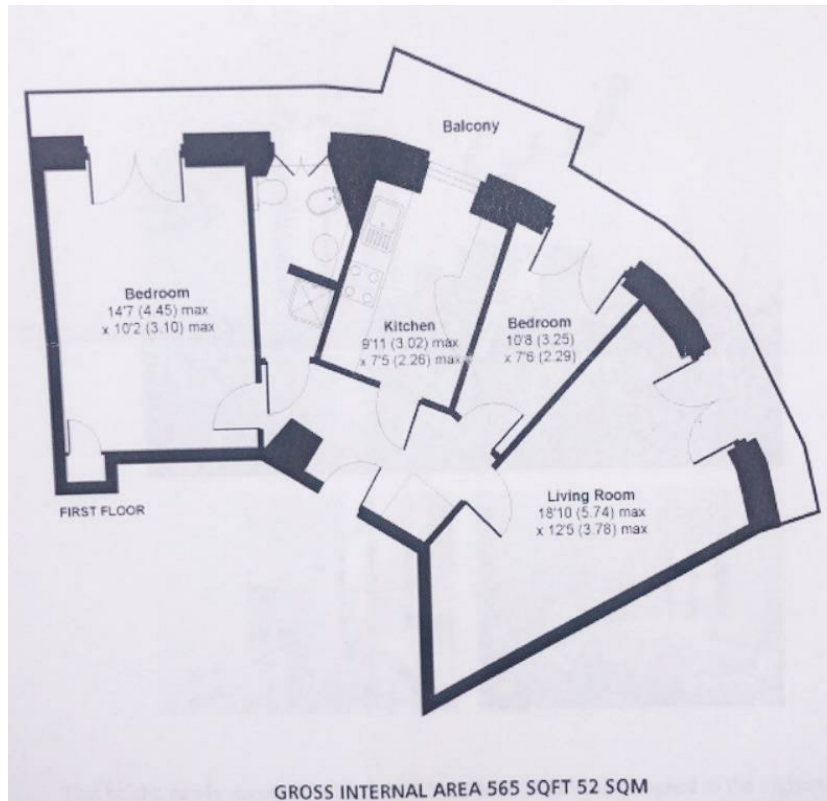
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**CLOSE TO EXCELLENT AMENITIES**



## FEATURES

- 2 Bedrooms
- Bright Reception Room / Balcony
- The Royal Borough of Kensington & Chelsea
- Kitchen with Breakfast Bar
- 1 Bathroom / Shower Room
- EPC Rating: D / Council Tax Band: F
- Striking Dark Wooden Floors throughout
- Floor to Ceiling French window in each room
- G.I.A 565 Sq Ft. 52 Sq M
- High Ceiling / Spiral Staircase and a Lift / First Floor

## Terms

**Price: £750 Per Week**

**Terms Deposit:** 5 weeks rent

**Length of tenancy:** 12 to 36 months to be negotiated

**Council Name:** The Royal Borough of Kensington & Chelsea

**Council Tax Band:** F

**EPC Rating:** D

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**0207 370 4343**

**[https://www.white-](https://www.white-estates.co.uk)**

**[sk@white-estates.co.uk](https://www.white-estates.co.uk)**

176 Old Brompton Road, London, SW5 0BA