

# Hillgate Place, Kensington W8









## A charming corner house situated in the wonderful Hillgate Village.

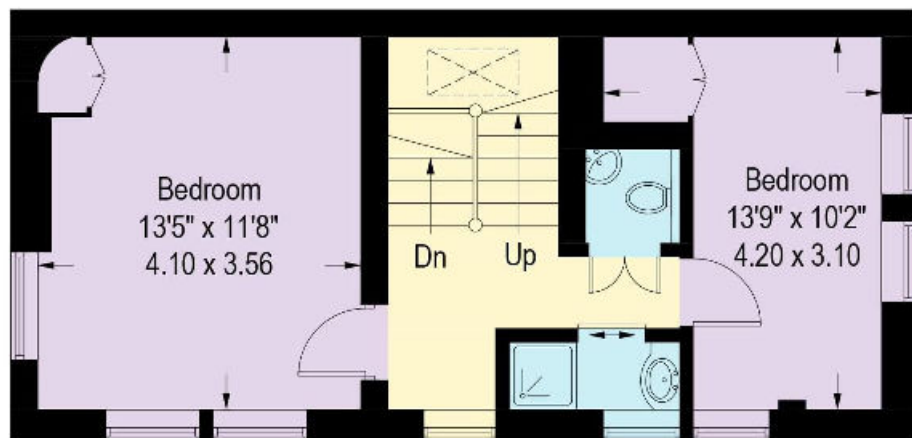


This fantastic family house boasts excellent living and entertaining spaces and is wonderfully bright throughout.

Hillgate Place is ideally located near bustling Notting Hill and Kensington High Street, providing an excellent range of shops, bars and restaurants. The closest underground station is Notting Hill (District, Circle and Central lines). Kensington High Street is within a few minutes walk (Circle and District lines), while motorists will enjoy close proximity to the motorway routes towards the West and Heathrow Airport

The Royal Borough of Kensington & Chelsea

Available to let on an unfurnished basis



Second Floor

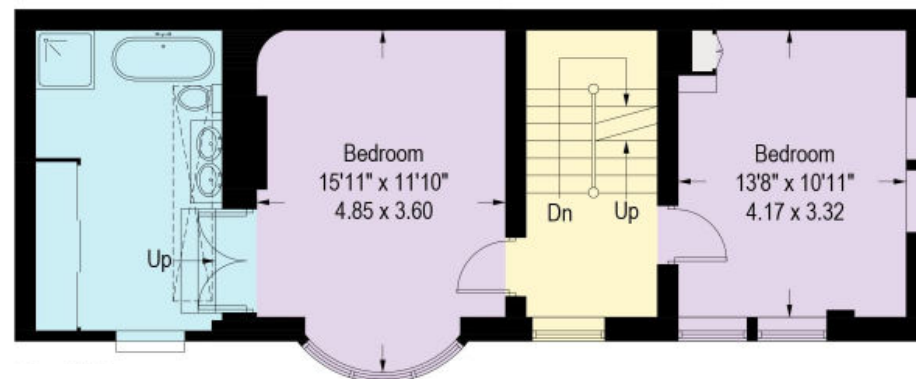
**Approximate Gross Internal Floor Area**  
135.2 sq m/1,455 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

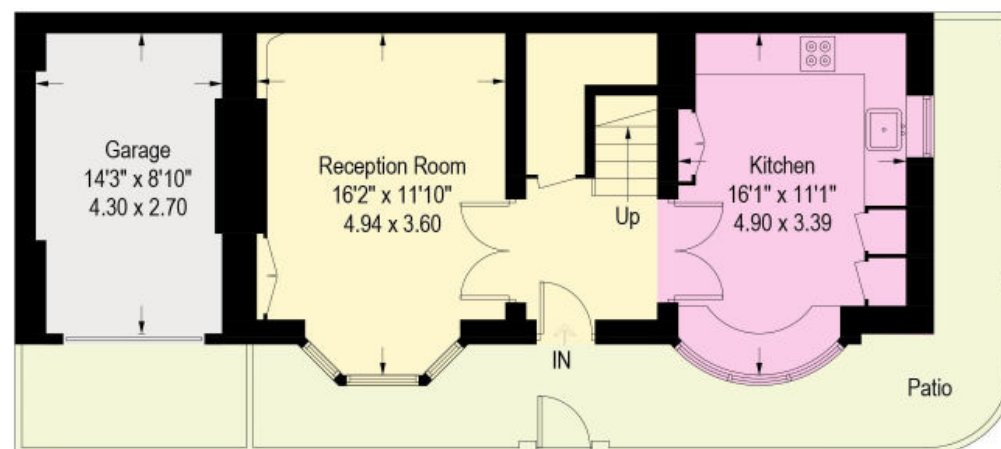


#### Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees).



First Floor



Ground Floor

Knight Frank  
Kensington  
52-56 Kensington  
Church Street  
W8 4DB

[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more.**

**Tabitha Jones**  
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**Connecting people & property, perfectly.**

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [May 2020]. Photographs and videos dated [May 2020].

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