



Barkston Gardens, South Kensington, SW5



Barkston Gardens

South Kensington, SW5

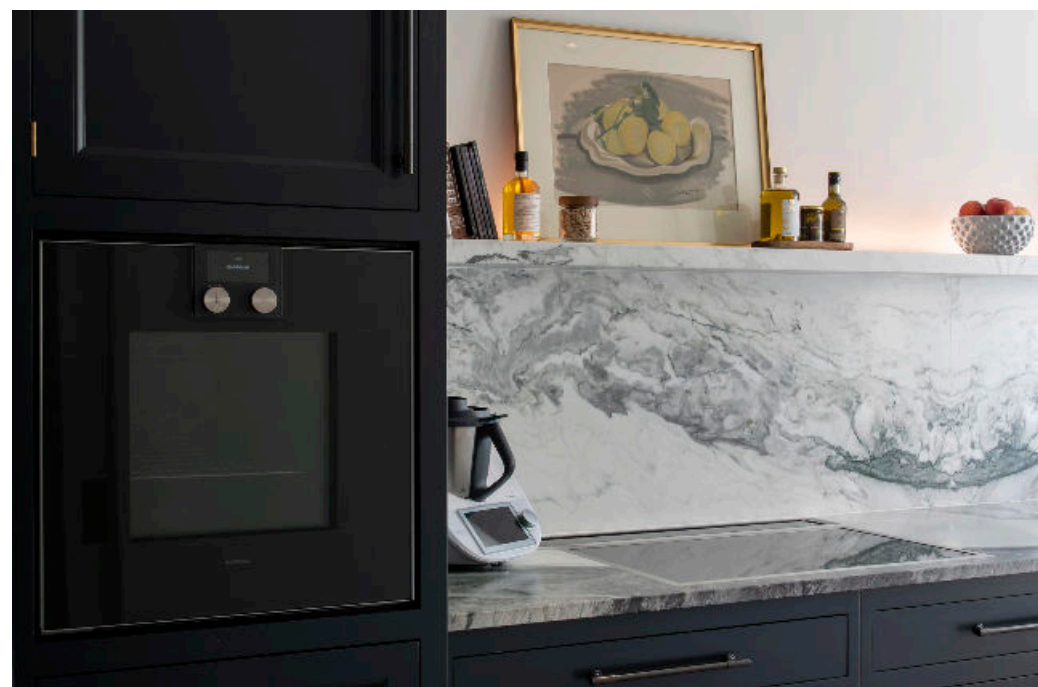
A four-bedroom, four-bathroom apartment on the ground and lower ground floors of a red-brick Victorian conversion.

The ground floor has an exceptional double reception room. It links to a large eat-in kitchen with marble countertops, Gaggenau appliances, underfloor heating, and direct access to a private garden.

Downstairs, a large south-facing principal suite with an en suite and two further bedroom suites with en suite bathrooms.

The property has been redeveloped to high standard with smart technology, Lucent mood lighting, and Cat5 cabling.

The apartment features grand proportions, high ceilings, and light throughout.



Guide price: 3,400 per week

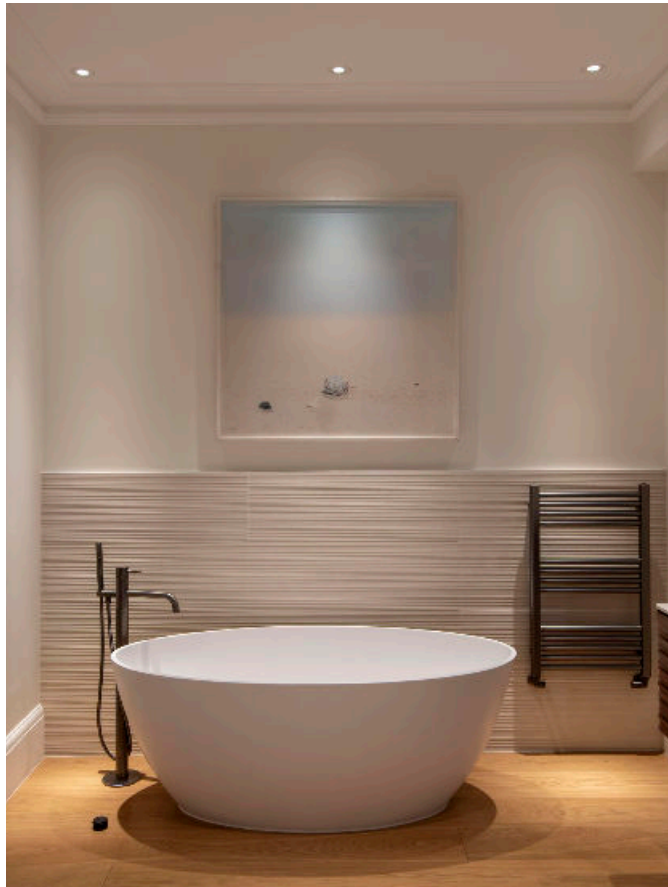
Furniture: Available furnished/unfurnished

Tenancy available from: 12th July 2024

Deposit: £20,400

Local authority: Local

Council tax band: H



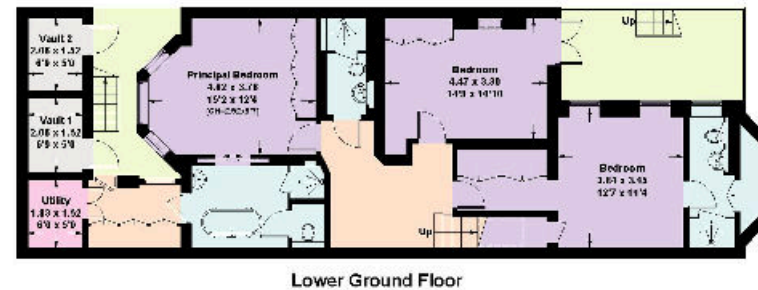
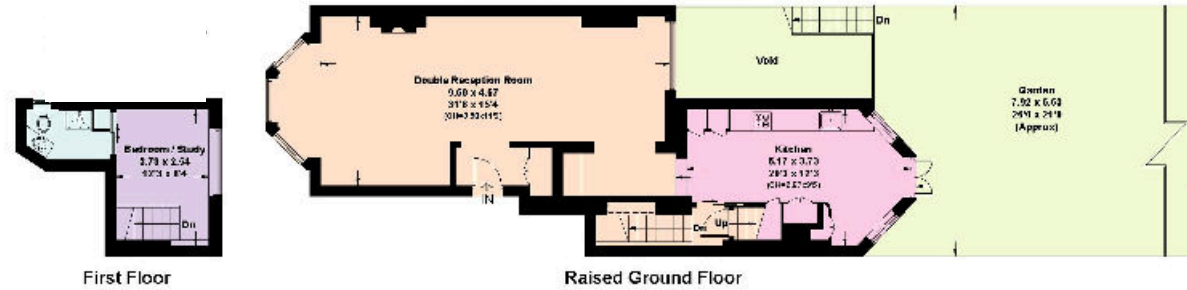


Barkston Gardens, SW5

Approximate Floor Area = 181.8 sq m / 1957 sq ft
 Vault = 6.3 sq m / 69 sq ft
 Total = 188.1 sq m / 2025 sq ft
 Including Limited Use Area (2.3 sq m / 25 sq ft)



Garden Area = 59.7 sq m / 643 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (1D835502)

Knight Frank

South Kensington

160 Old Brompton Road

London

SW5 0BA

knightfrank.co.uk

I would be delighted to tell you more

Mark Batty

020 3697 8241

mark.batty@knightfrank.com



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). 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). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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 xxxxxxxx20xx. Photographs and videos dated xxxxxxxx 20xx.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.