

**TO LET**



**Sunningdale Gardens, Kensington, W8**

**£3,300.00 PCM**

 **2**

 **2**

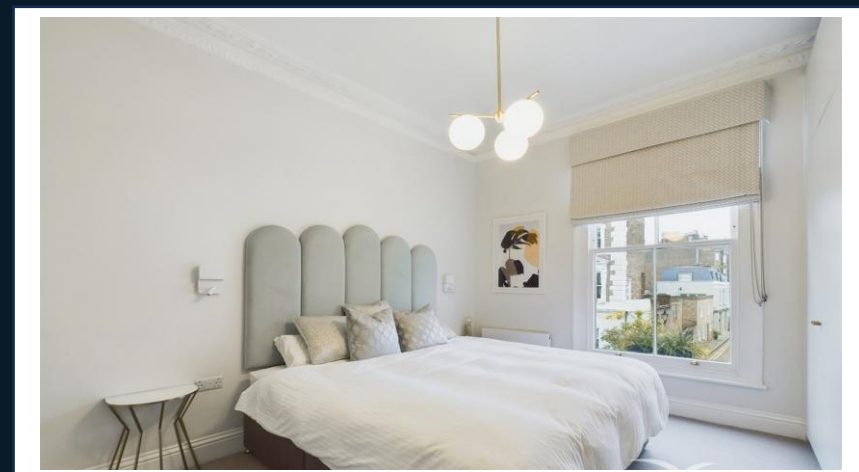
  
**samuel estates**  
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## Property Description

A truly stunning and well-presented two double bedroom, two-bathroom apartment situated on the first floor of a beautiful Victorian conversion in the highly sought after and quiet Sunningdale Gardens, located within the heart of Kensington.

The property comprises of a large and tastefully decorated living room, a modern, sleek and fully integrated kitchen, two double bedrooms with bespoke fitted wardrobe, a luxurious family bathroom and an en-suite bathroom off the master bedroom.

Sunningdale Gardens is located off Stratford Road and is ideally located for the amenities in Stratford Village and Kensington High Street. Earls Court Road underground station (Circle, District & Piccadilly) & High Street Kensington (Circle & District) are both located a short walk away providing you with excellent transport links across London.



## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

## Material Information

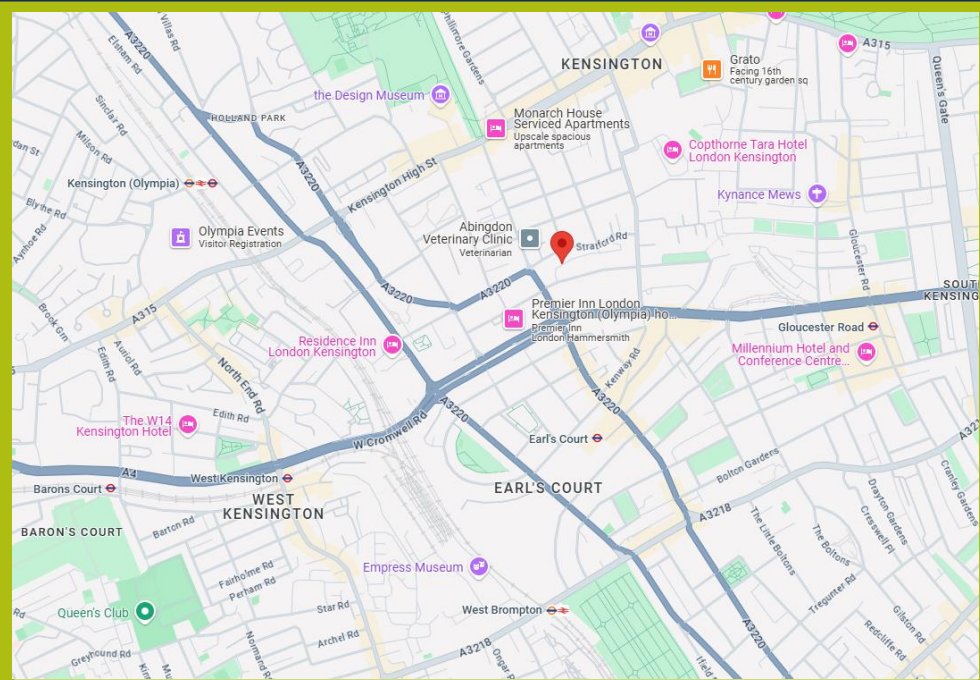
Date Available – 08/03/2025

Holding deposit amount – £761

Security Deposit amount (Five weeks rent) – £3,807

Council Tax Band – F

Local Authority – Kensington & Chelsea



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas / Mains



**Broadband**  
Excellent Coverage



**Mobile Signal**  
Excellent Coverage

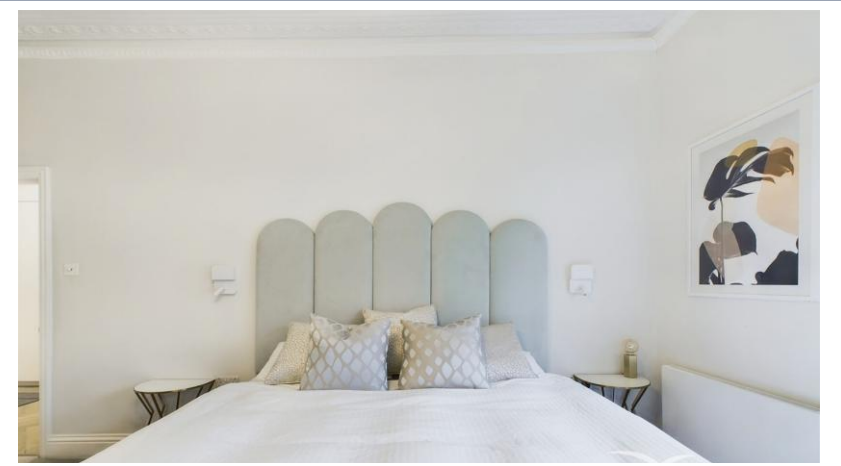
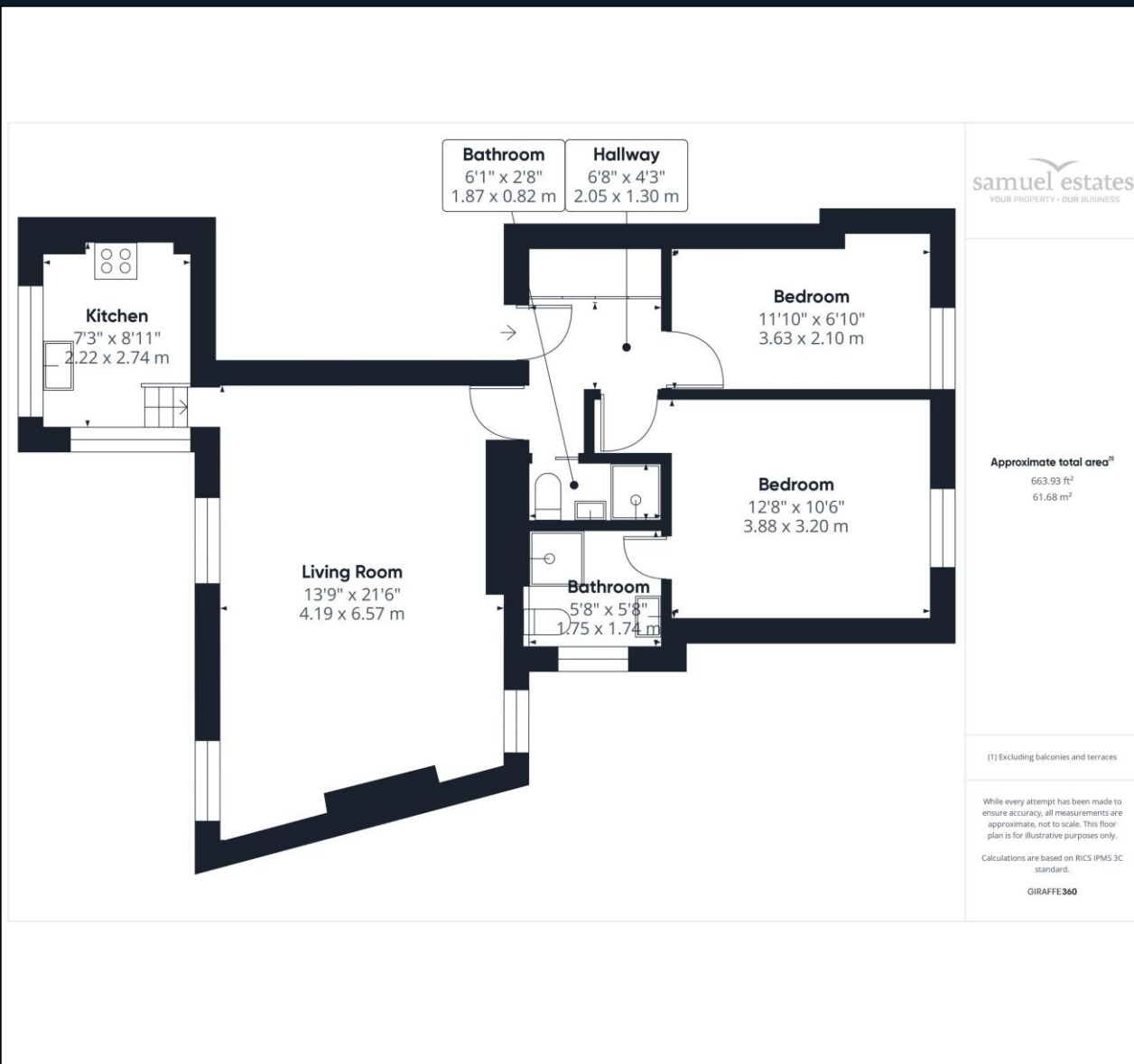


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Level of Risk: Low



**Proposed Development in Immediate Locality?**  
None



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		78
55-68 <b>D</b>	62	

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