



OBSERVATORY GARDENS KENSINGTON W8
£8,500 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Observatory Gardens Kensington
W8

£8,500 Per Month
Furnished

 3 Bedrooms
 3 Bathrooms
 2 Receptions

Features

- Three bedrooms, - Three bathrooms, -
Spacious reception room, - Patio/Terrace, -
Concierge, - Beautifully furnished

Council Tax

Council Tax Band H

Hamptons
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Kensington, London, W8 4NW
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KensingtonLettings@hamptons.co.uk
www.hamptons.co.uk

{ AN EXCEPTIONAL THREE BEDROOM DUPLEX APARTMENT

The Property

An exceptional three bedroom three bathroom apartment on this prestigious street in Kensington, benefiting from its own private entrance. The apartment is elegantly furnished and designed in a modern style. The property is entered on the raised ground floor and offers a spacious reception room with wood flooring and high ceilings and the fully fitted kitchen that flows seamlessly into a dining area. The principal bedroom includes an en-suite bathroom and direct access to a private terrace. Stairs descend to the lower level, offering a second bedroom with ample storage and an en-suite bathroom featuring a separate shower, an additional double bedroom and a separate bathroom. The property also boasts a patio for outdoor enjoyment.

Location

Located in the heart of Kensington, this property is conveniently close to both Kensington High Street and Notting Hill Gate. Nearby, Holland Park and Kensington Gardens offer expansive green spaces to enjoy. The area is well served by a variety of shops, from high street retailers to boutique stores, including the popular Whole Foods market.



OBSERVATORY GARDENS

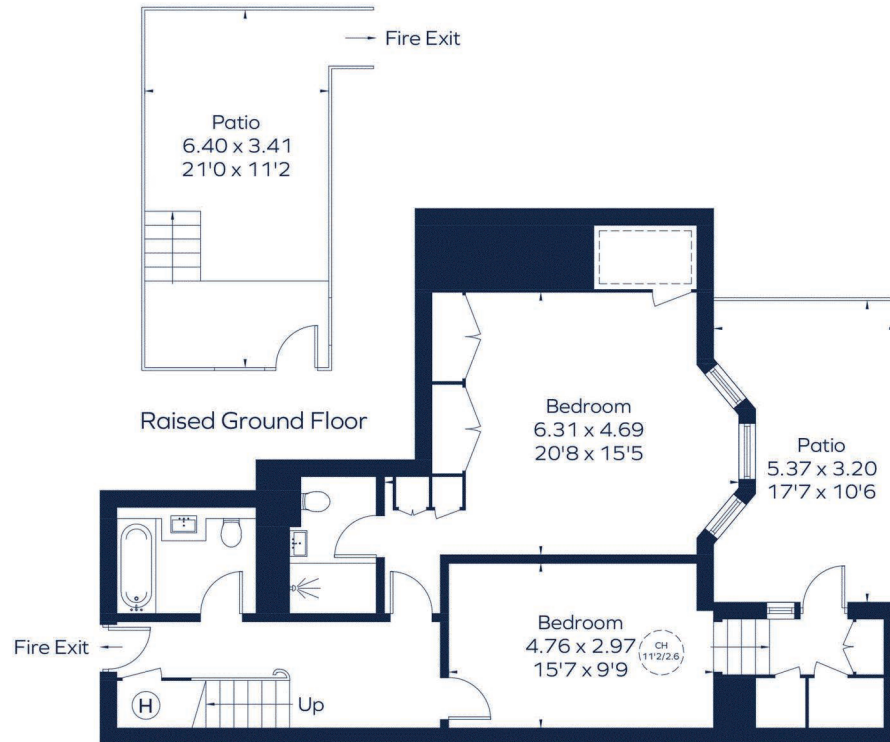
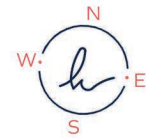
Approximate Gross Internal Area (excluding reduced headroom)

Lower Ground floor = 783 sq. ft. (72.7 sq. m.)

Raised Ground floor = 785 sq. ft. (73.0 sq. m.)

Reduced headroom = 23 sq. ft. (2.1 sq. m.)

Total = 1591 sq. ft. (147.8 sq. m.)



Lower Ground Floor



Raised Ground Floor

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.
ID 1159821

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

