






MELBURY ROAD LONDON W14
£3,000 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Melbury Road London W14

£3,000 Per Month
Furnished

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception

Features

- Two Bedrooms, - Two Bathrooms, - New Wood Flooring, - Balcony, - 3rd Floor/ Lift,
- Furnished/ unfurnished/flexible.

Council Tax

Council Tax Band G

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

{ A LARGE TWO BEDROOM APARTMENT WITH BALCONY AND LIFT

The Property

A well presented triple aspect two bedroom apartment with a balcony, ideally located on Kensington High Street, benefiting from the excellent local amenities and just moments from Holland Park. The apartment has new wood flooring throughout. and comprises a bright south facing reception room with access to a private balcony, two well proportioned double bedrooms, one of which benefits from an en suite shower room, a further family bathroom and a fully fitted kitchen. Offered furnished/ unfurnished/flexible.

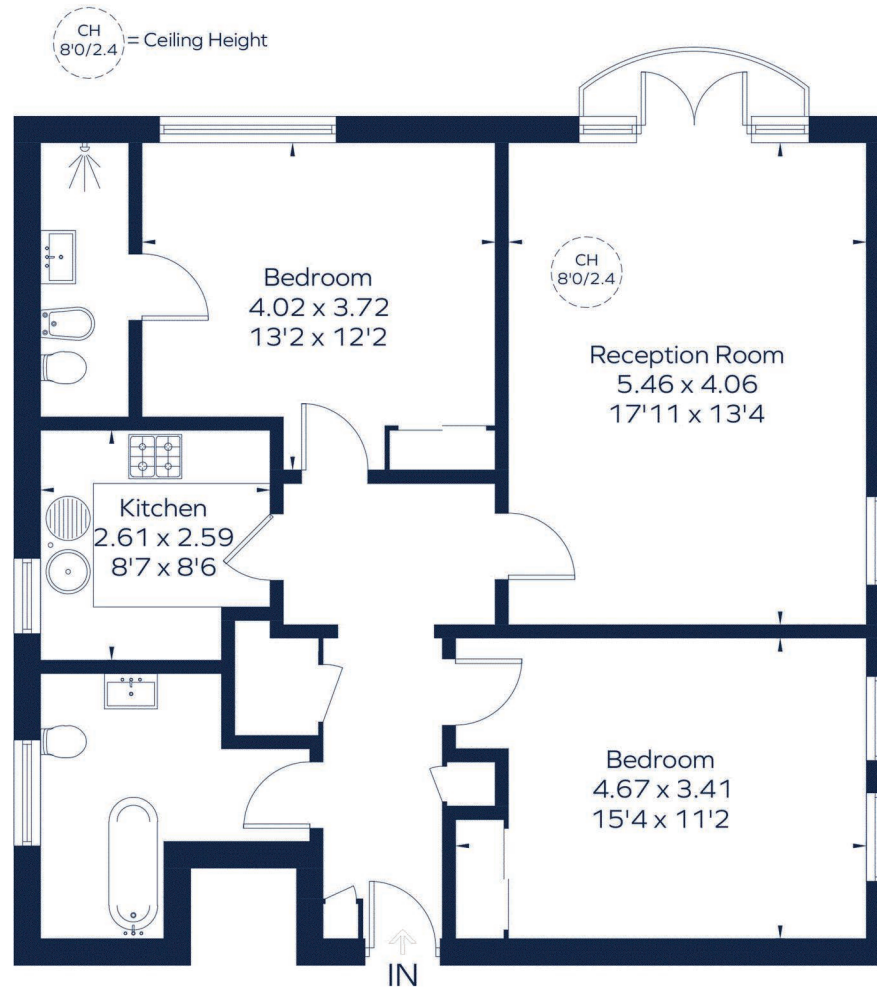
Location

Park lodge is moments from the Holland park and close to the amenities of Kensington High Street and Notting Hill. Excellent transport links and highly regarded local schools make this a prime West London location.



PARK LODGE

Approximate Gross Internal Area = 886 sq. ft. (82.3 sq. m.)



Fourth Floor

Drawn for illustration and identification purposes only.
ID 1286626

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.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80	79	84
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		

EU Energy Label Regulation (EU Directive 2002/91/EC)

England & Wales

