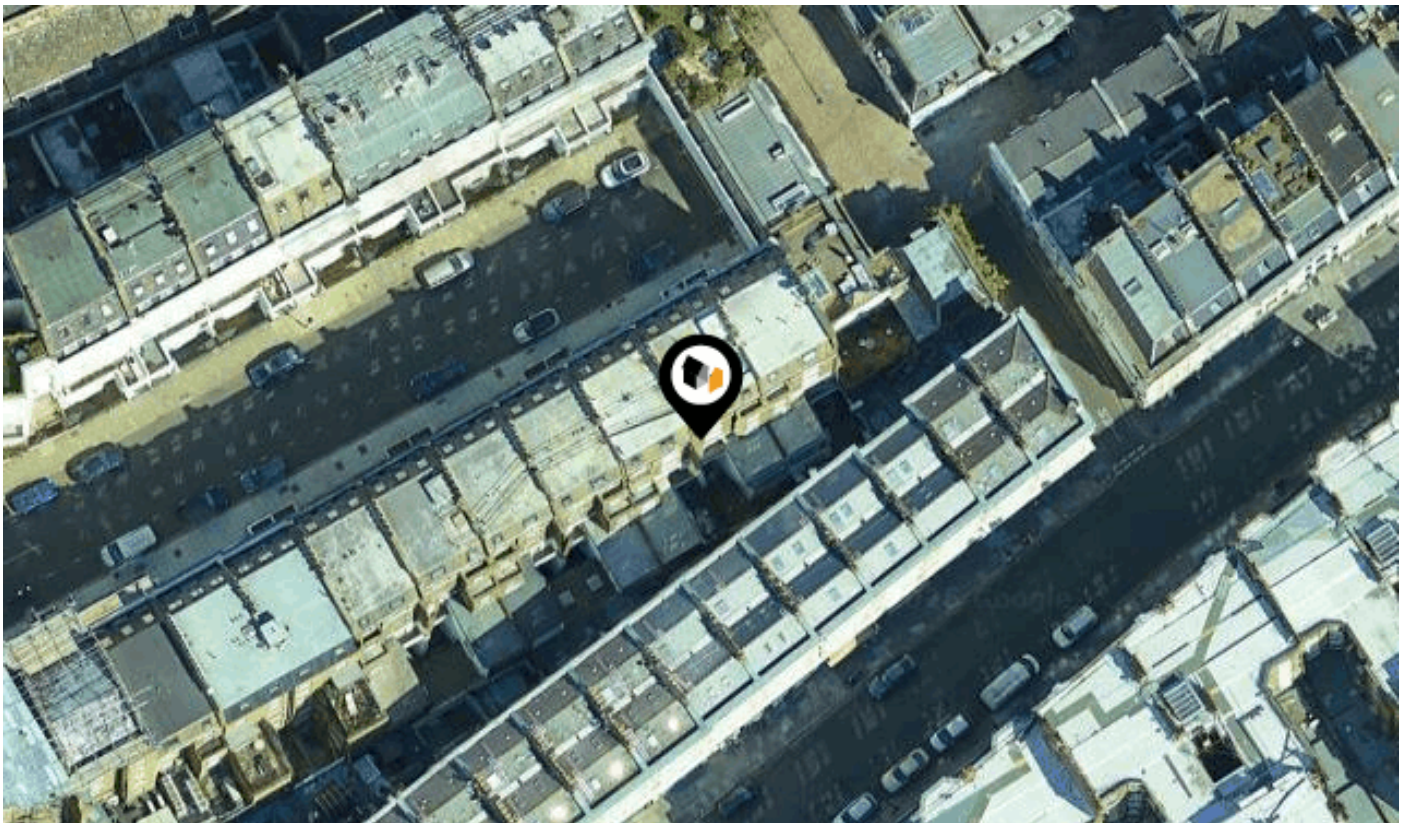
CENTURY 21
London Central

See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 31st December 2025



9, MANSON PLACE, LONDON, SW7

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

roger.collings@century21uk.com

www.century21uk.com

arla | propertymark PROTECTED

The Property Ombudsman

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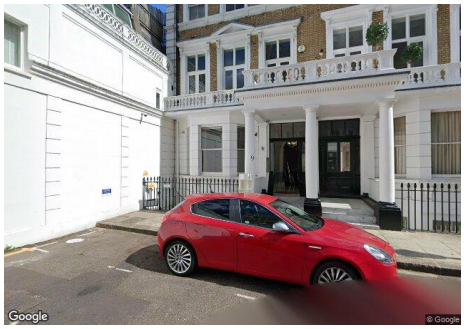
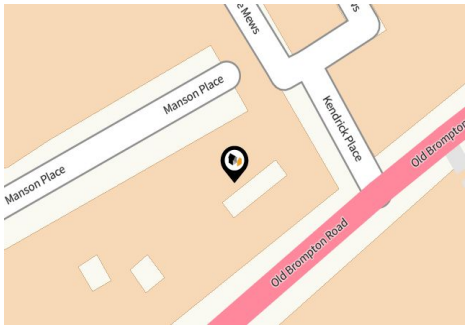
Introduction
Our Services

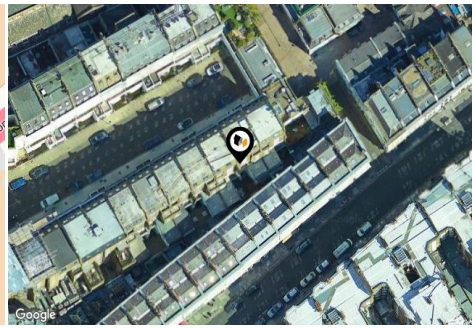
Our Agency:	Century21
Your Agent:	Roger Collings
Agent Contact:	020 7630 1099
Agent Email:	roger.collings@century21uk.com

To Let: Stunning 2-Bedroom Apartment in the Heart of London.
Welcome to your new home in one of London's most sought-after locations! This exquisite 2-bedroom, 2-bathroom apartment offers a perfect blend of modern living and classic charm, making it an ideal choice for professionals, couples, or small families.
Property Highlights: Spacious Living: with a generous building area of 870 sq ft, this apartment boasts an open and airy layout, perfect for entertaining or relaxing after a long day. - Bedrooms: Two well-appointed bedrooms provide ample space for rest and relaxation. The master suite features an ensuite bathroom for added privacy and convenience.- Bathrooms: Enjoy the luxury of two modern bathrooms, including a stylish ensuite, designed with contemporary fixtures and finishes.-
Interior Design: The apartment features beautiful hardwood flooring throughout, complemented by tasteful home décor and furnishings that create a warm and inviting atmosphere.- Living Areas: The spacious living room is perfect for unwinding or hosting guests, while the dining area is ideal for enjoying meals with family and friends.-
Kitchen: The well-equipped kitchen is a chef's delight, featuring modern appliances and ample storage space, making meal preparation a breeze.-
Accessibility: The building is designed with accessibility in mind, ensuring comfort for all residents.
Location: Nestled in the vibrant South Kensington area, this apartment is surrounded by an array of amenities, including boutique shops, cafes, and restaurants. With excellent transportation links, you'll have easy access to the rest of London, making it an ideal base for city living. Don't miss out on this exceptional opportunity to rent a stunning apartment in a prime location. For more information or to schedule a viewing, please contact us today! Available from the 5th January 2026 at £5,250 PCM

Property
Overview







Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	870 ft^2 / 80 m^2
Year Built :	Before 1900
Council Tax :	Band G
Annual Estimate:	£2,653

Local Area

Local Authority:	Kensington and chelsea
Conservation Area:	Queenâ€™s Gate
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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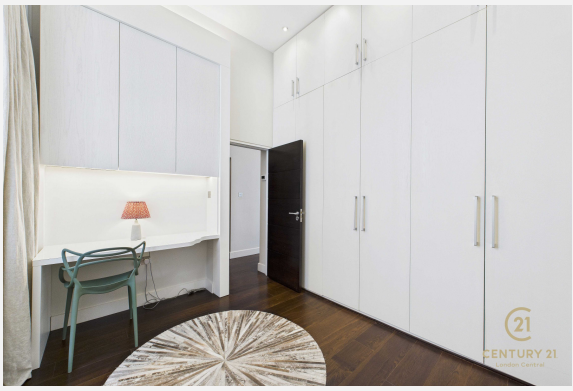
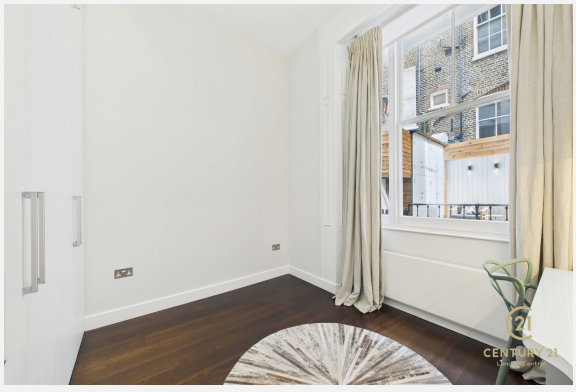
Gallery
Photos





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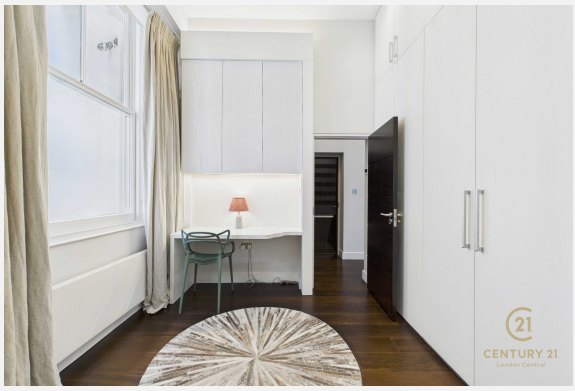

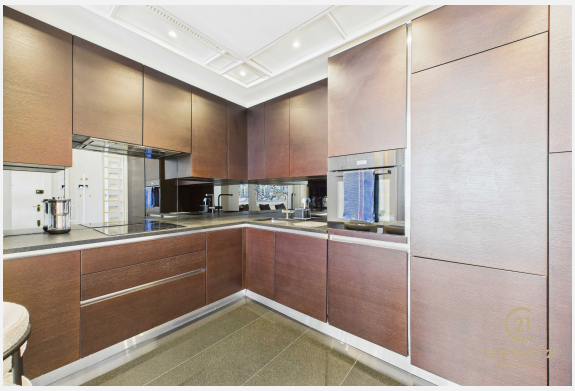

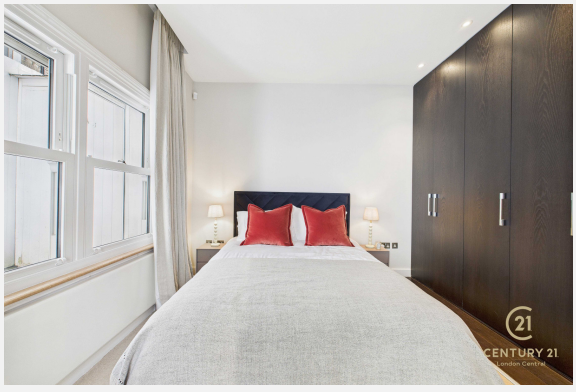

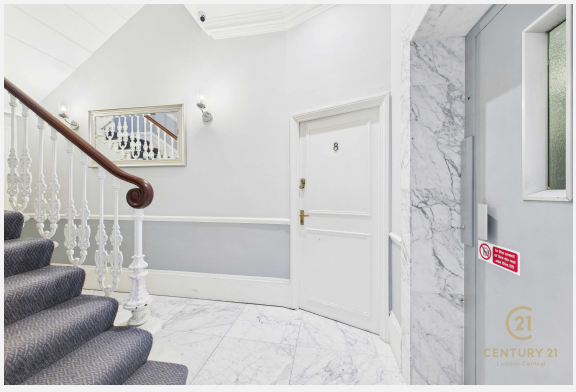

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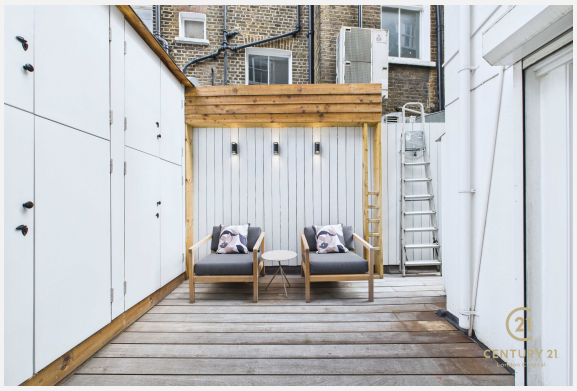

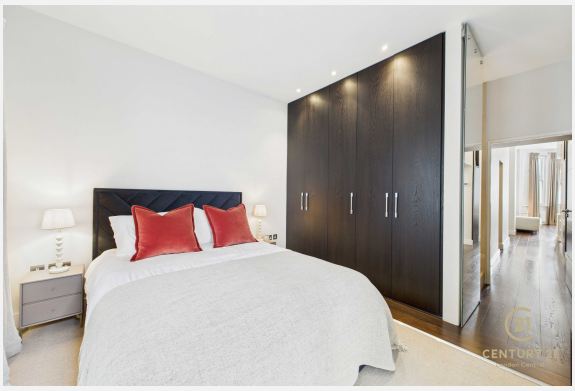

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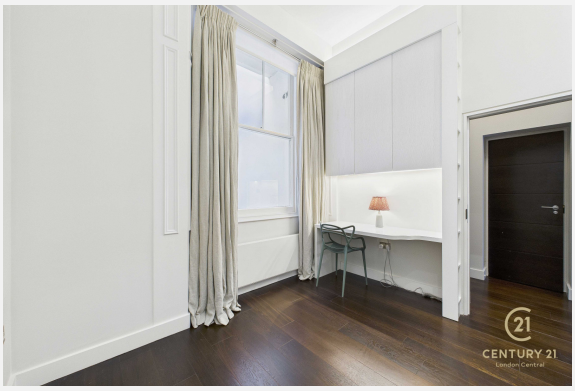

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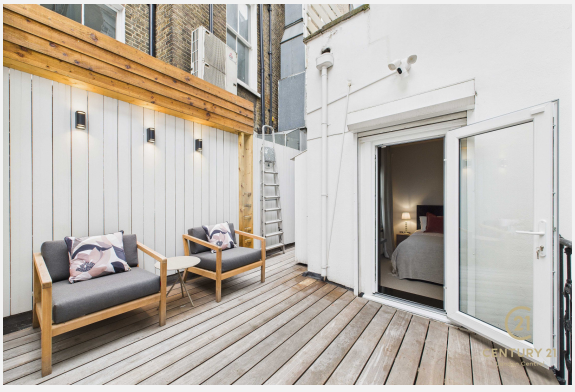


Gallery
Floorplan

9, MANSON PLACE, LONDON, SW7

CENTURY 21
London Central

Manson Place, Kensington
London, SW7

APPROX. GROSS AREA INCLUDING TERRACE
976.2 ft² / 90.69 m²

- Ground Floor -

APPROX. GROSS INTERNAL AREA
The footprint of the property
823.2 ft² / 76.47 m²

APPROX. NET INTERNAL AREA
Excludes walls and external features
784.0 ft² / 72.8 m²

APPROX. HEADROOM
AREA below 1.5m / 4.92ft
0.0 ft² / 0.0 m²

APPROX. EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Etc
153.0 ft² / 14.2 m²

TUROK MEDIA

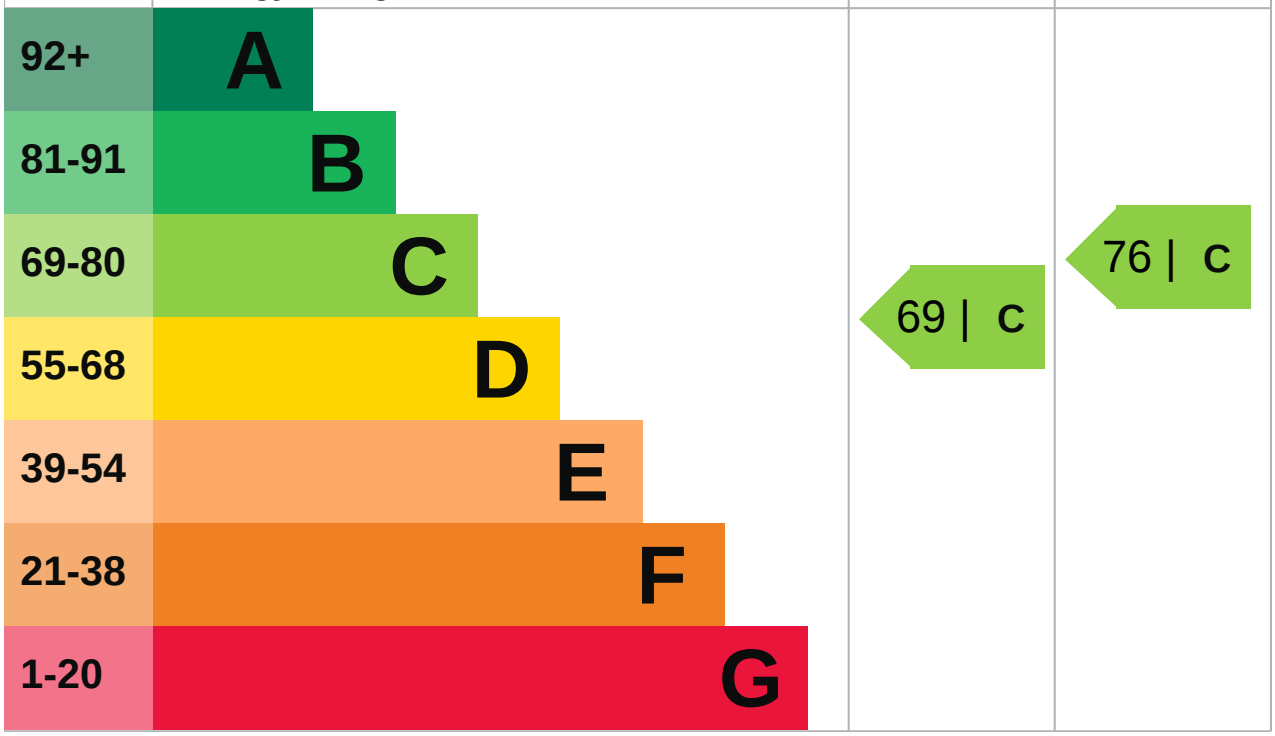
This floor plan is for illustration purposes only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness or each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright turokmedia.com

9-11 MANSON PLACE, LONDON, SW7

Energy rating

C

Valid until 23.07.2035



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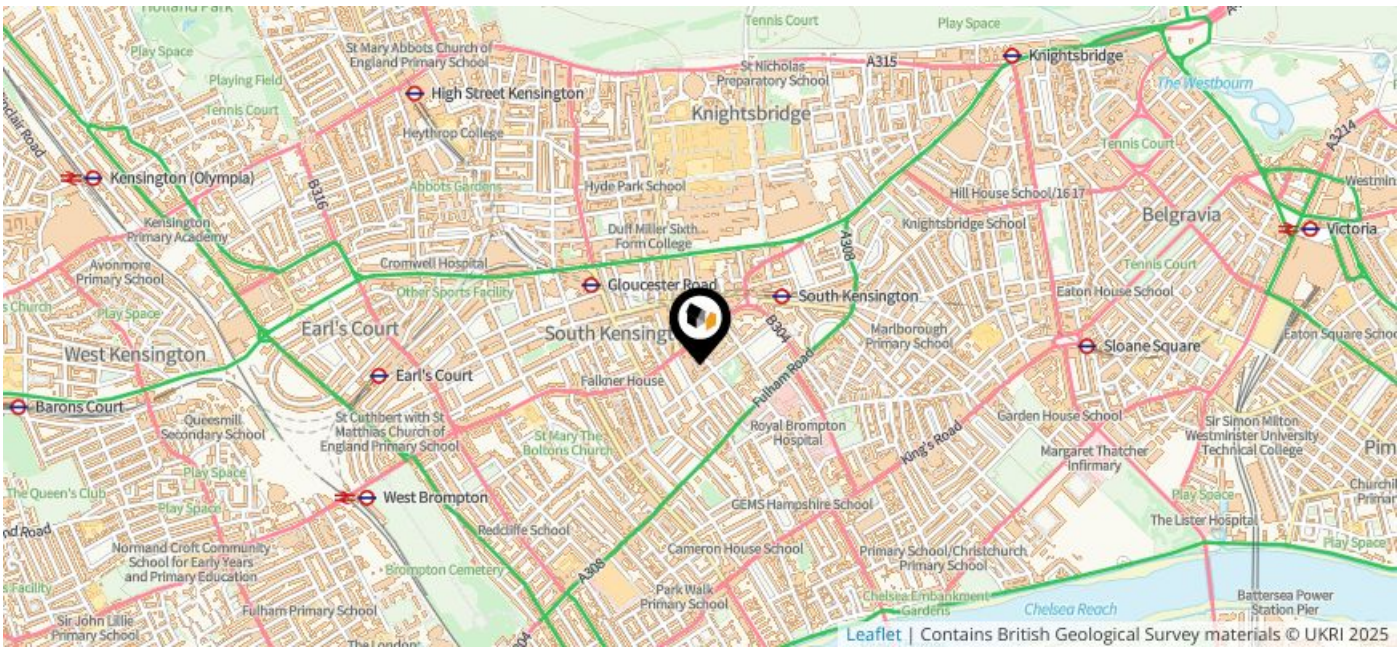
Property
EPC - Additional Data

Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Window:	Some double glazing
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	74 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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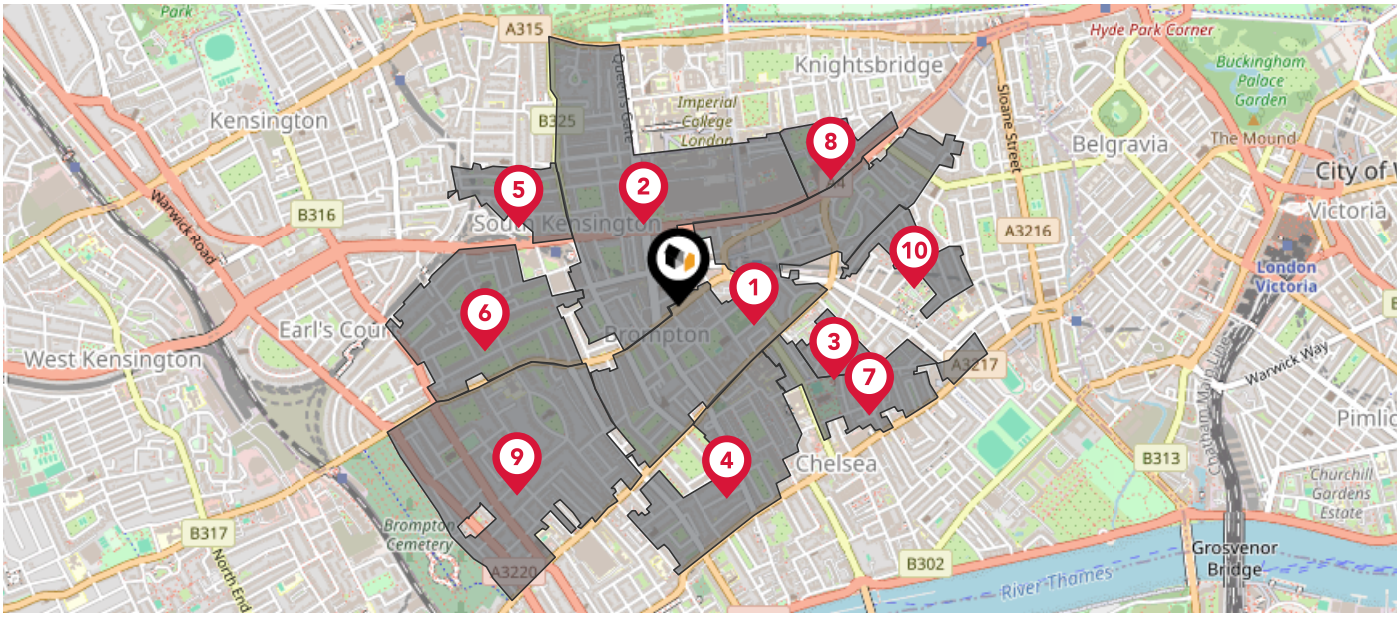
Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

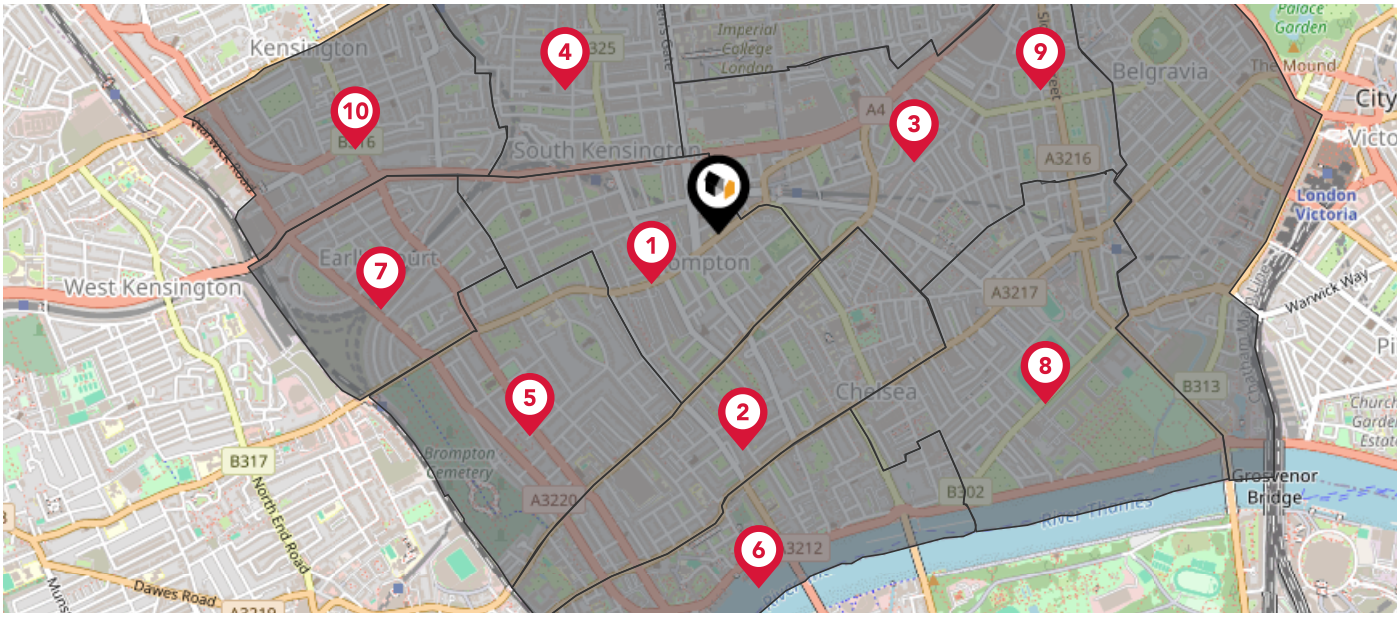


Nearby Conservation Areas

1	Thurloe/Smith's Charity
2	Queenâ(s Gate
3	Chelsea Estates
4	Chelsea Park/Carlyle
5	Cornwall
6	Courtfield
7	Chelsea
8	Brompton
9	The Boltons
10	Chelsea

Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

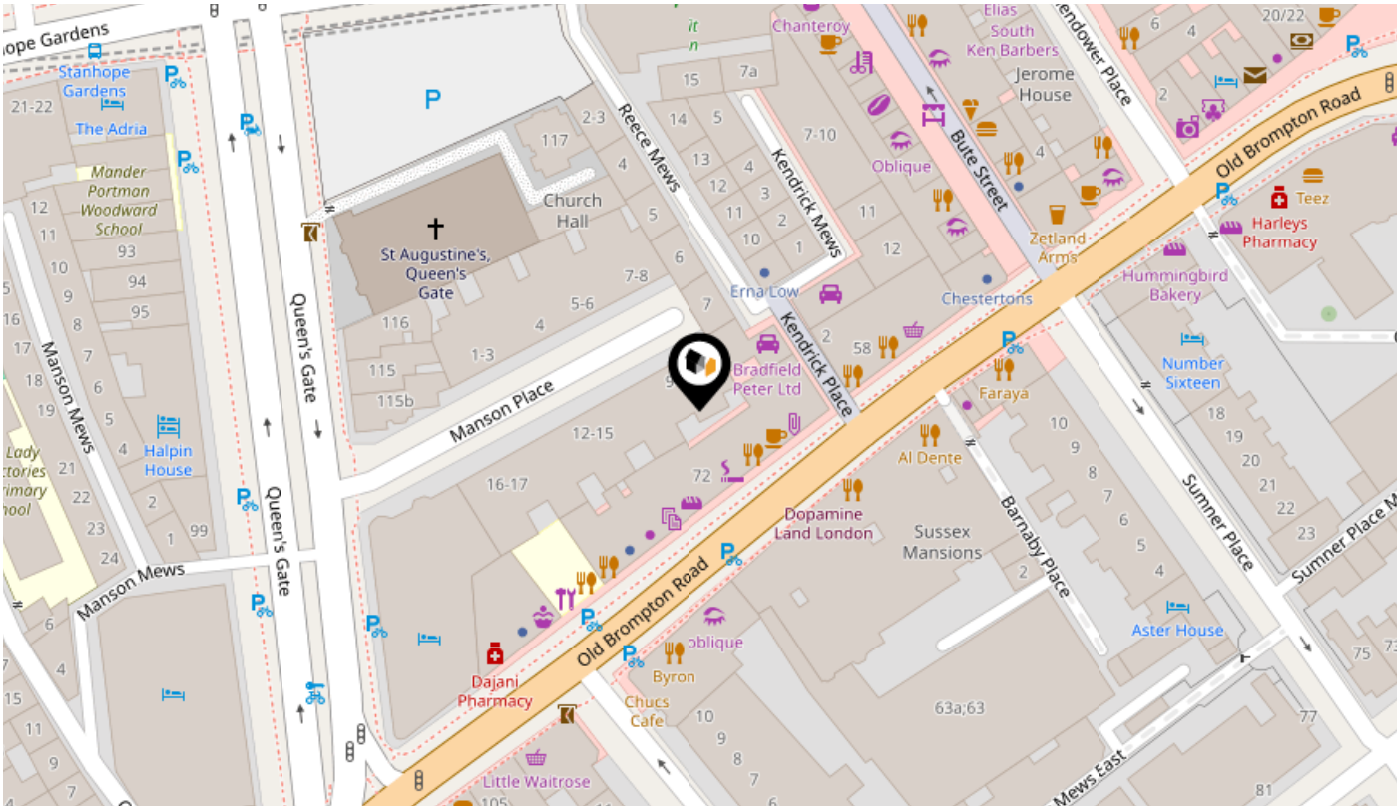


Nearby Council Wards

1	Courtfield Ward
2	Stanley Ward
3	Brompton & Hans Town Ward
4	Queen's Gate Ward
5	Redcliffe Ward
6	Chelsea Riverside Ward
7	Earl's Court Ward
8	Royal Hospital Ward
9	Knightsbridge & Belgravia Ward
10	Abingdon Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

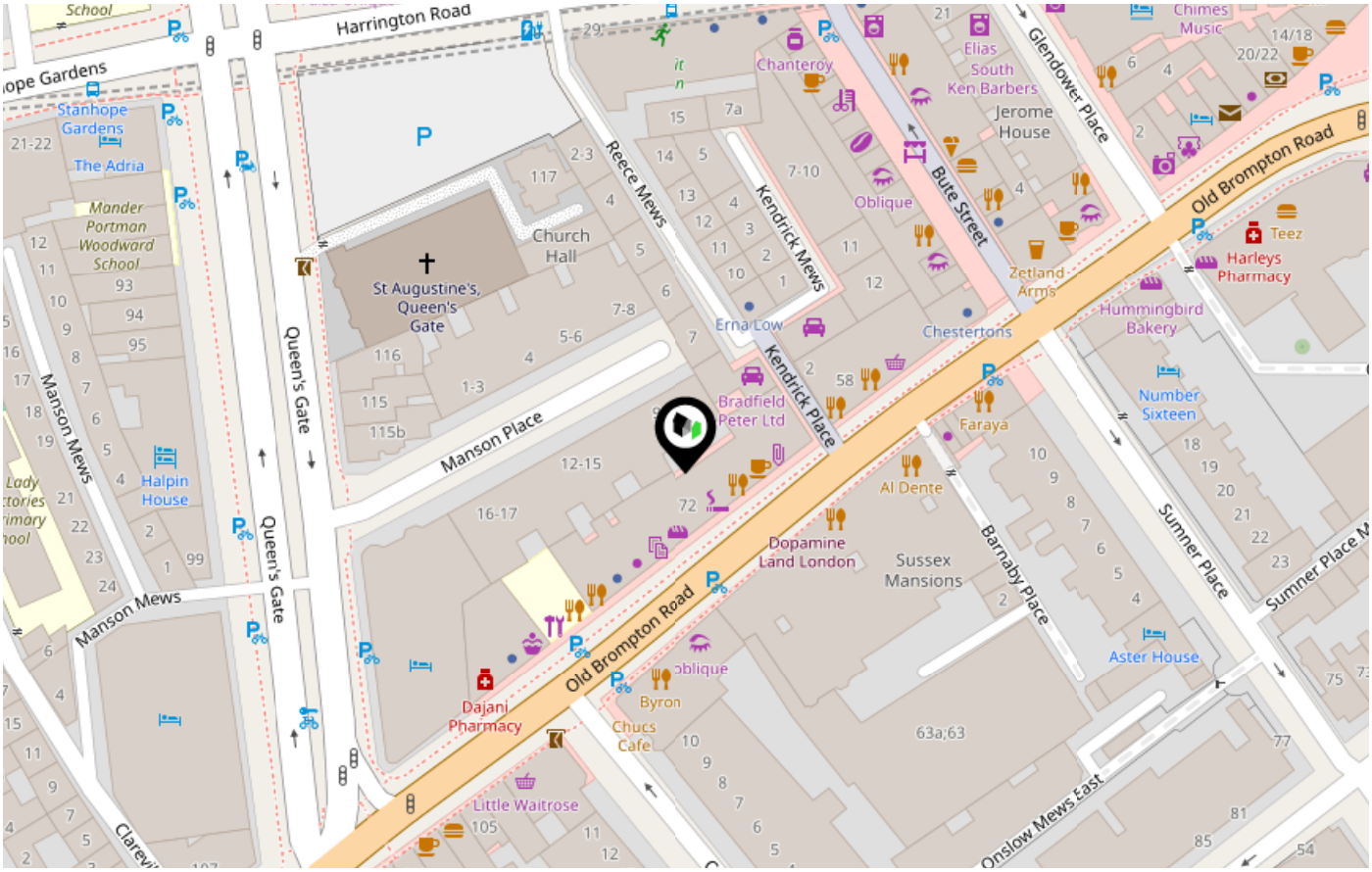
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

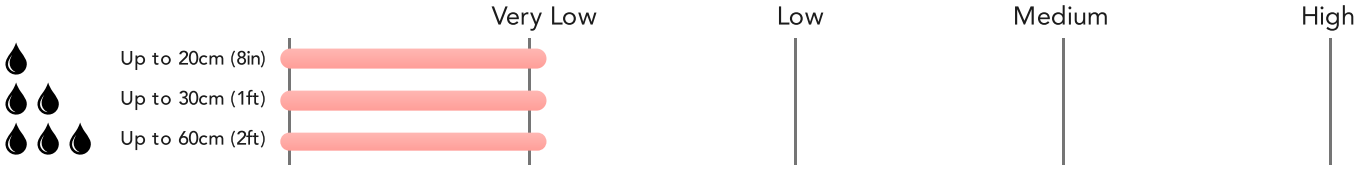


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:



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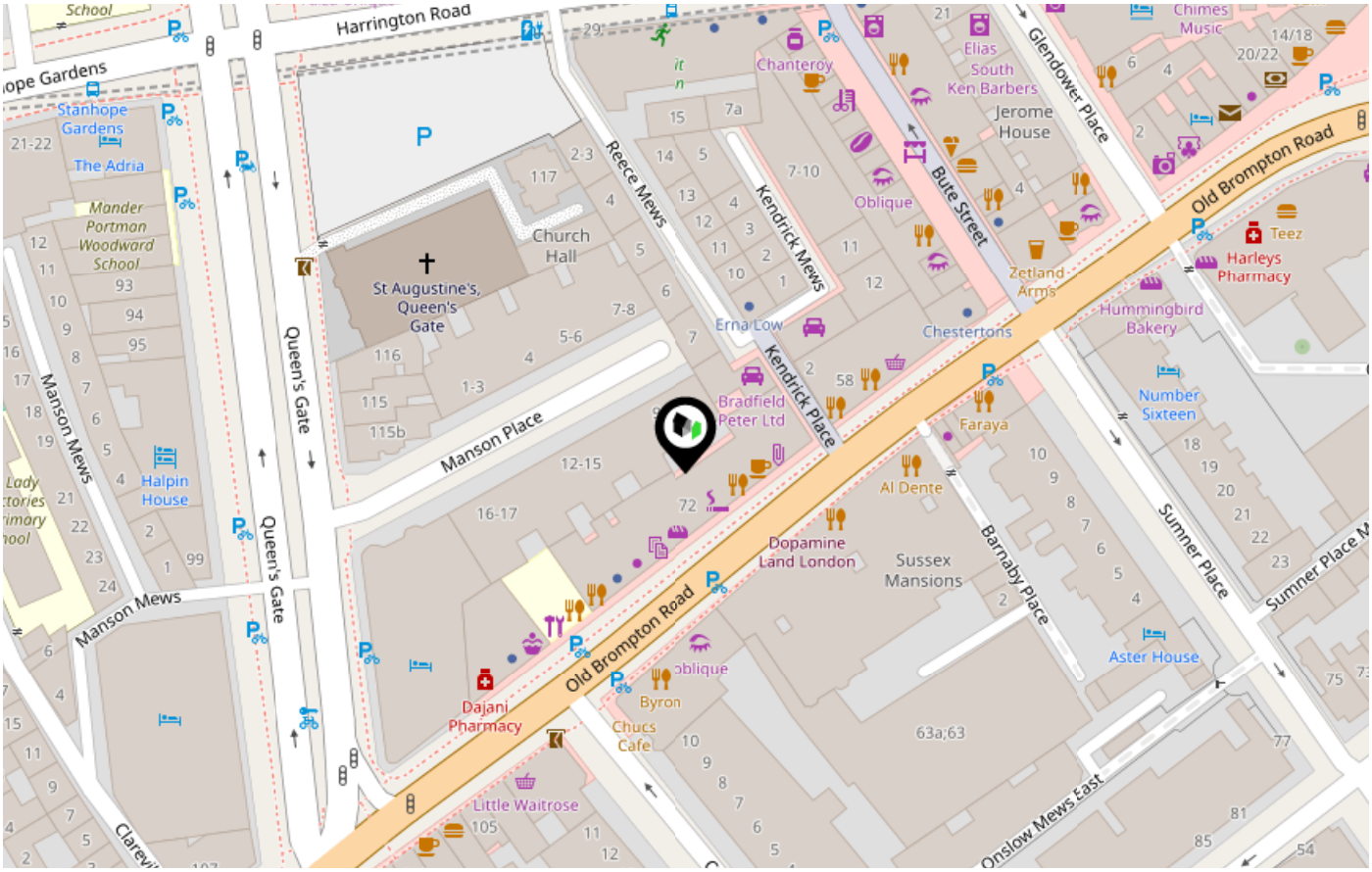
Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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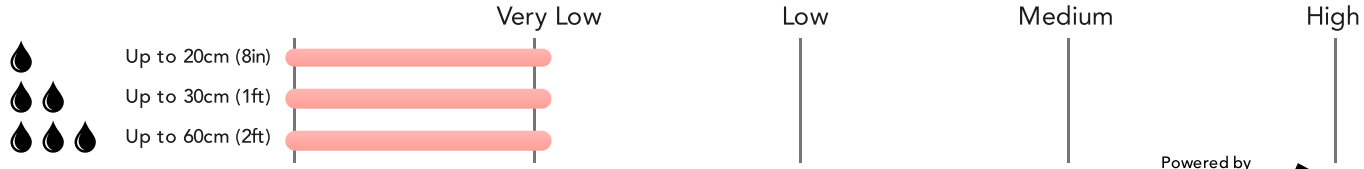

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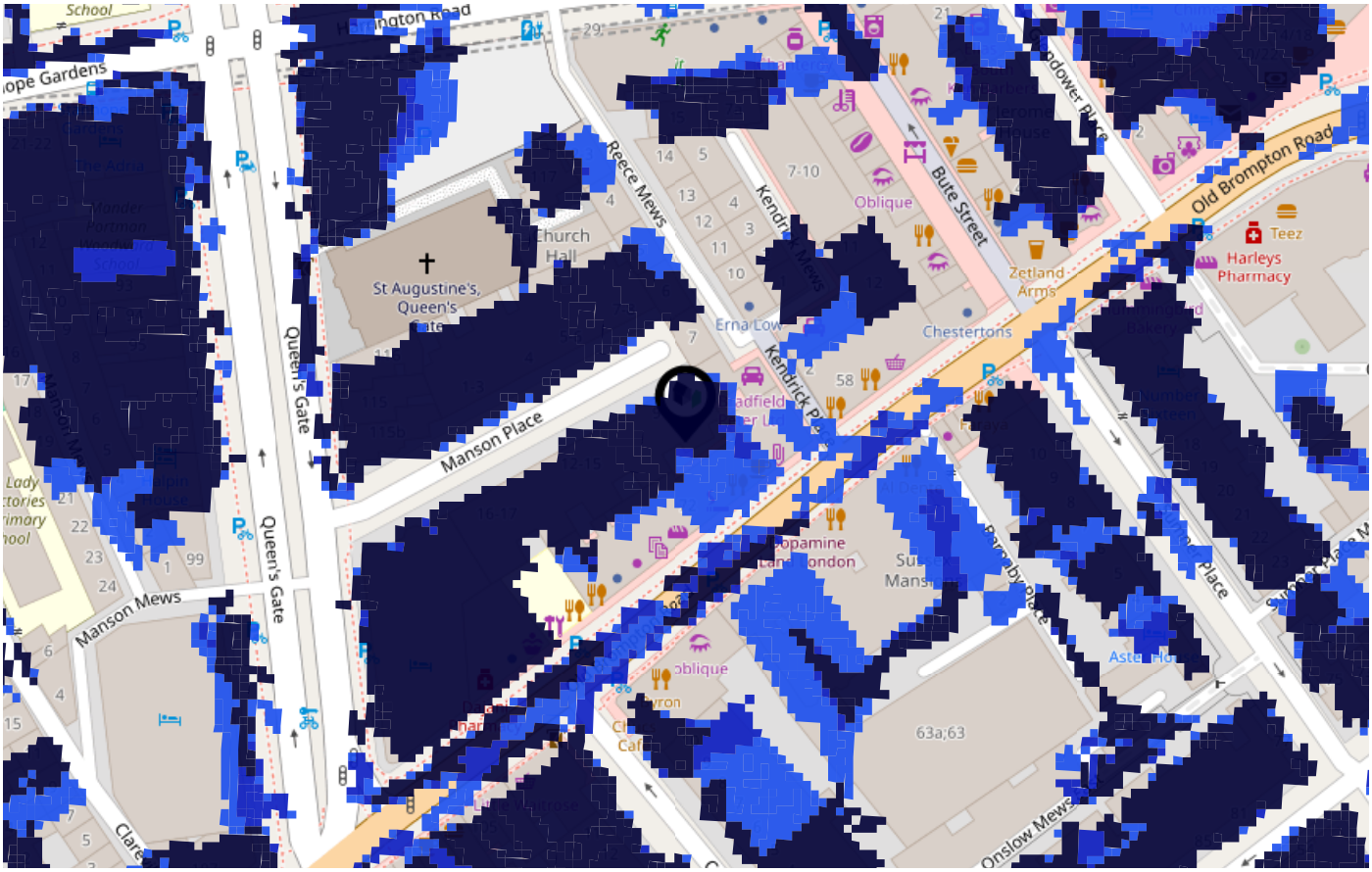
Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: High

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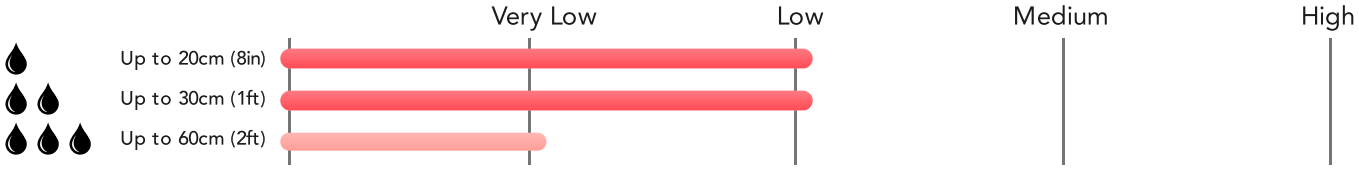

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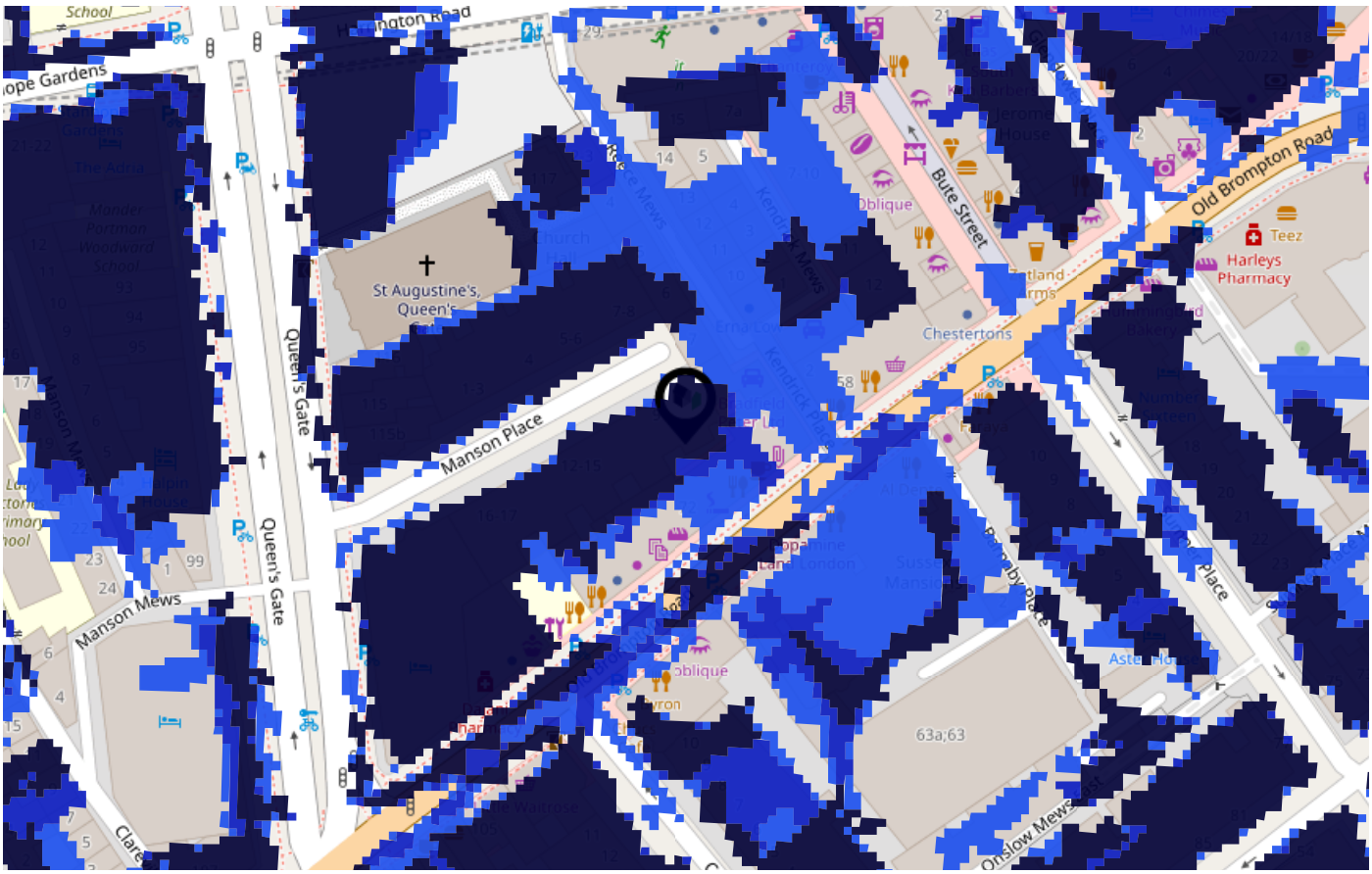
Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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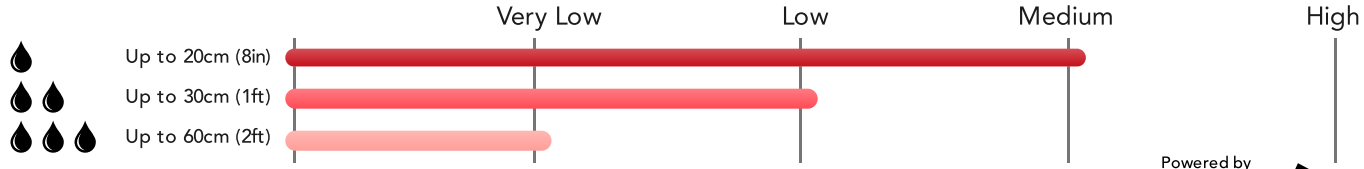

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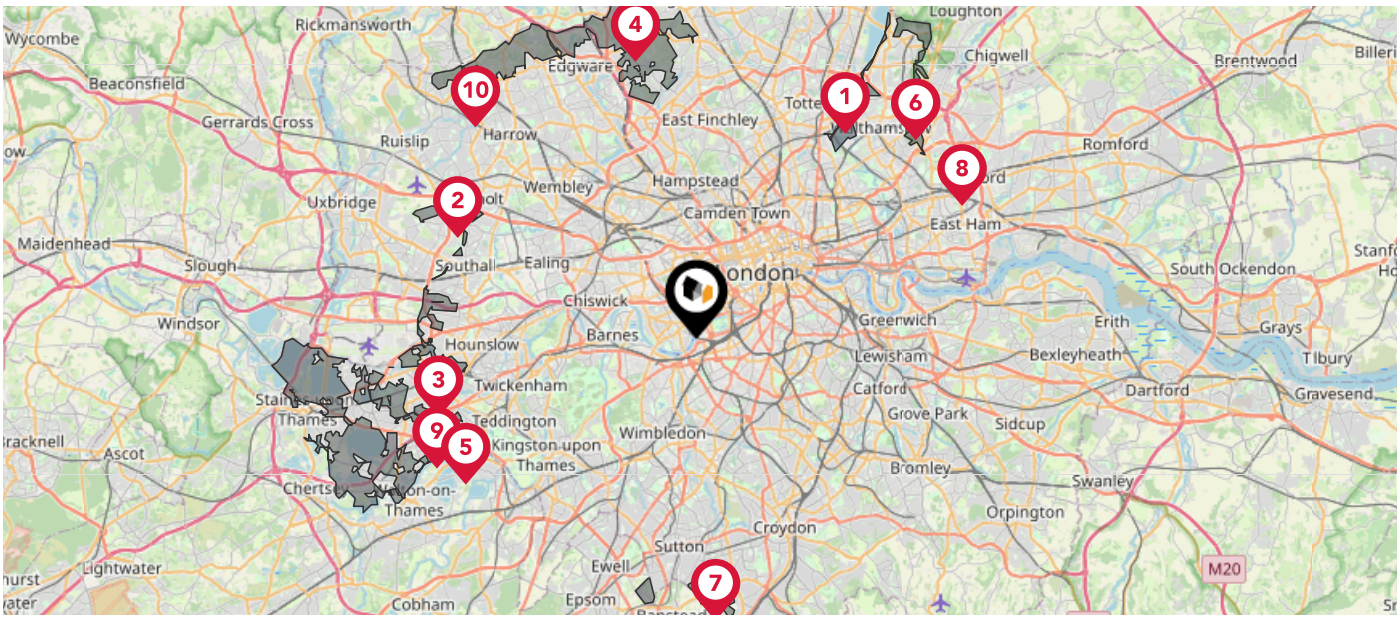
Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	London Green Belt - Haringey
2	London Green Belt - Ealing
3	London Green Belt - Hounslow
4	London Green Belt - Barnet
5	London Green Belt - Richmond upon Thames
6	London Green Belt - Waltham Forest
7	London Green Belt - Sutton
8	London Green Belt - Newham
9	London Green Belt - Spelthorne
10	London Green Belt - Harrow

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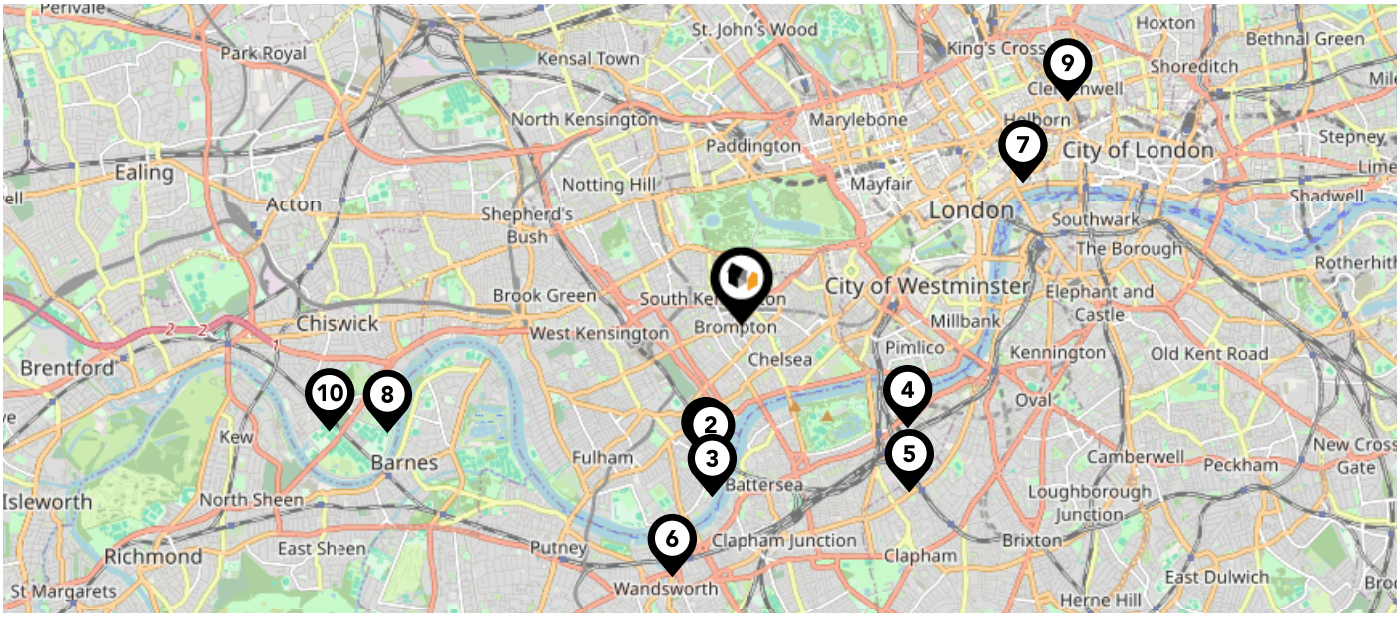
Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Chelsea Creek-Walham Greem, Chelsea, London	Historic Landfill
2	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill
3	Townmead Road-Sands End, London SW6	Historic Landfill
4	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill
5	Linford Street-London SW8	Historic Landfill
6	Feathers Wharf-Wandsworth, London	Historic Landfill
7	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill
8	Corney Road-Chiswick, London W4	Historic Landfill
9	Rosoman Street / Skinner Street-Finsbury	Historic Landfill
10	Staveley Road-Grove Park, Chiswick, Hounslow, London	Historic Landfill

Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

Listed Buildings in the local district	Grade	Distance
1 1226838 - 3-12, Sumner Place Sw7 (see Details For Further Address Information)	Grade II	0.0 miles
2 1265998 - St Augustine's Vicarage	Grade II	0.0 miles
3 1226157 - 114-116, Queen's Gate Sw7	Grade II	0.0 miles
4 1358157 - Letter Box (on Corner With Old Brompton Road)	Grade II	0.0 miles
5 1226155 - 108-113, Queen's Gate Sw7	Grade II	0.0 miles
6 1226161 - Church Of St Augustine	Grade II	0.0 miles
7 1066582 - Entrance Arch From Cranley Place	Grade II	0.1 miles
8 1066611 - 50-78, Onslow Gardens Sw7	Grade II	0.1 miles
9 1357110 - 25-34, Onslow Gardens Sw7	Grade II	0.1 miles
10 1225539 - Entrance Arch From Queen's Gate (already On The Map)	Grade II	0.1 miles
10 1066586 - 41-75, Onslow Square Sw7	Grade II	0.1 miles

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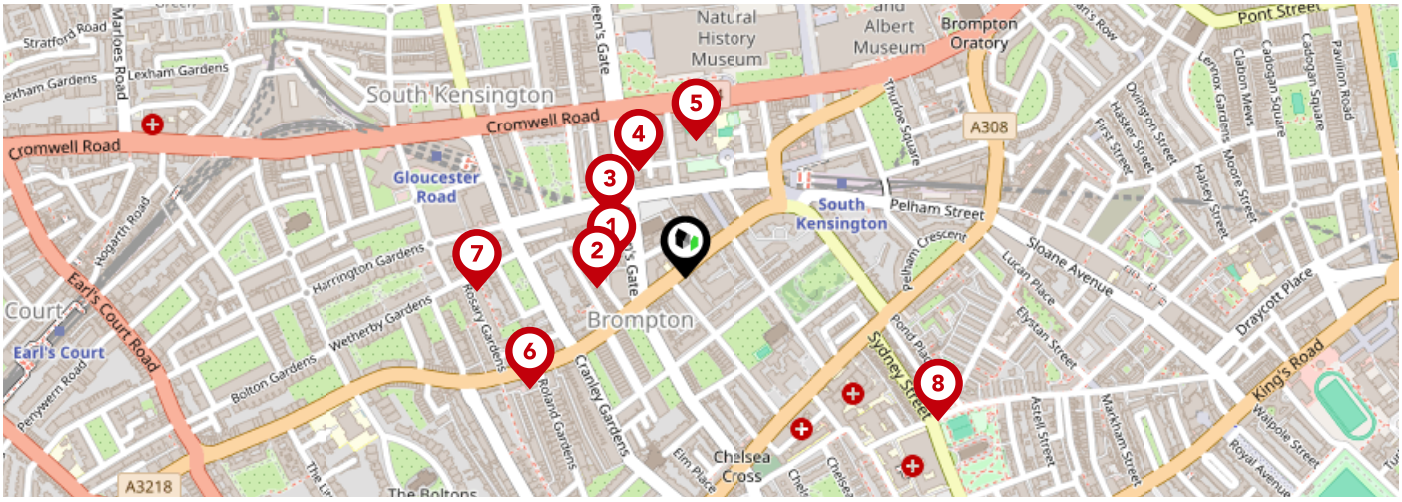
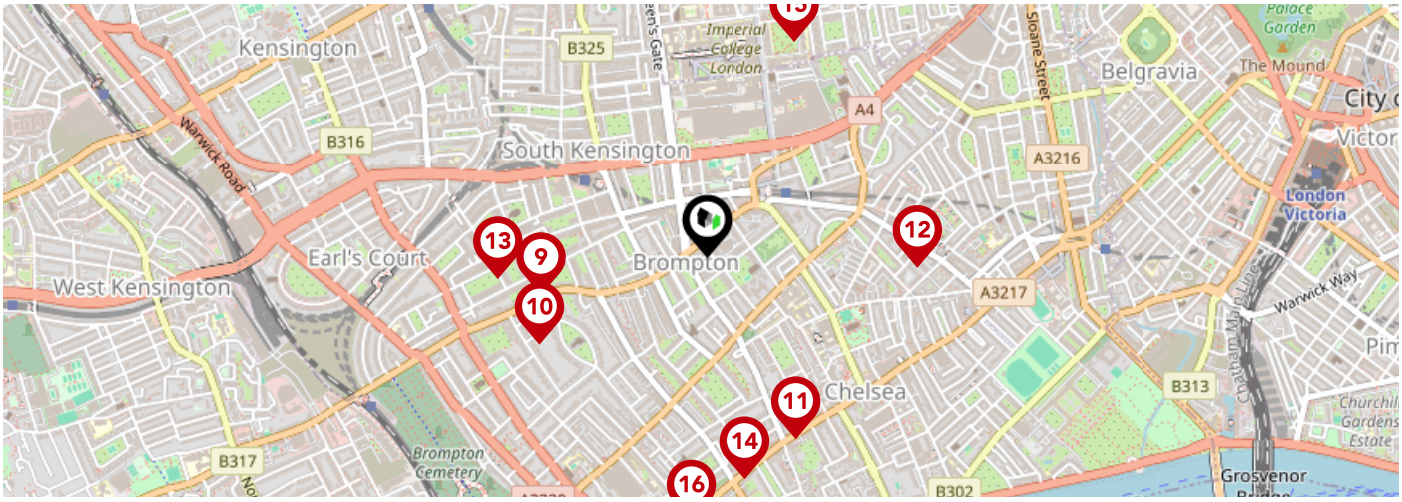
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Mander Portman Woodward School Ofsted Rating: Not Rated | Pupils: 589 | Distance:0.09	☐	☐	☑	☐	☐
2 Our Lady of Victories RC Primary School Ofsted Rating: Good | Pupils: 180 | Distance:0.1	☐	☑	☐	☐	☐
3 Glendower Preparatory School Ofsted Rating: Not Rated | Pupils: 290 | Distance:0.11	☐	☑	☐	☐	☐
4 Queen's Gate School Ofsted Rating: Not Rated | Pupils: 479 | Distance:0.14	☐	☐	☑	☐	☐
5 Lycee Francais Charles de Gaulle Ofsted Rating: Inadequate | Pupils: 3467 | Distance:0.16	☐	☐	☑	☐	☐
6 Falkner House Ofsted Rating: Not Rated | Pupils: 346 | Distance:0.22	☐	☑	☐	☐	☐
7 St Philip's School Ofsted Rating: Good | Pupils: 69 | Distance:0.24	☐	☐	☑	☐	☐
8 Oratory Roman Catholic Primary School Ofsted Rating: Outstanding | Pupils: 211 | Distance:0.34	☐	☑	☐	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Wetherby Kensington** Ofsted Rating: Not Rated | Pupils: 196 | Distance:0.4	☐	☑	☐	☐	☐
10	**Bousfield Primary School** Ofsted Rating: Good | Pupils: 430 | Distance:0.44	☐	☑	☐	☐	☐
11	**The Hampshire School Chelsea** Ofsted Rating: Not Rated | Pupils: 68 | Distance:0.47	☐	☑	☐	☐	☐
12	**Marlborough Primary School** Ofsted Rating: Good | Pupils: 386 | Distance:0.48	☐	☑	☐	☐	☐
13	**Collingham** Ofsted Rating: Not Rated | Pupils: 173 | Distance:0.49	☐	☐	☑	☐	☐
14	**Cameron Vale School** Ofsted Rating: Not Rated | Pupils: 63 | Distance:0.52	☐	☑	☐	☐	☐
15	**Brighton College Prep Kensington** Ofsted Rating: Not Rated | Pupils: 278 | Distance:0.53	☐	☐	☑	☐	☐
16	**Park Walk Primary School** Ofsted Rating: Good | Pupils: 168 | Distance:0.61	☐	☑	☐	☐	☐

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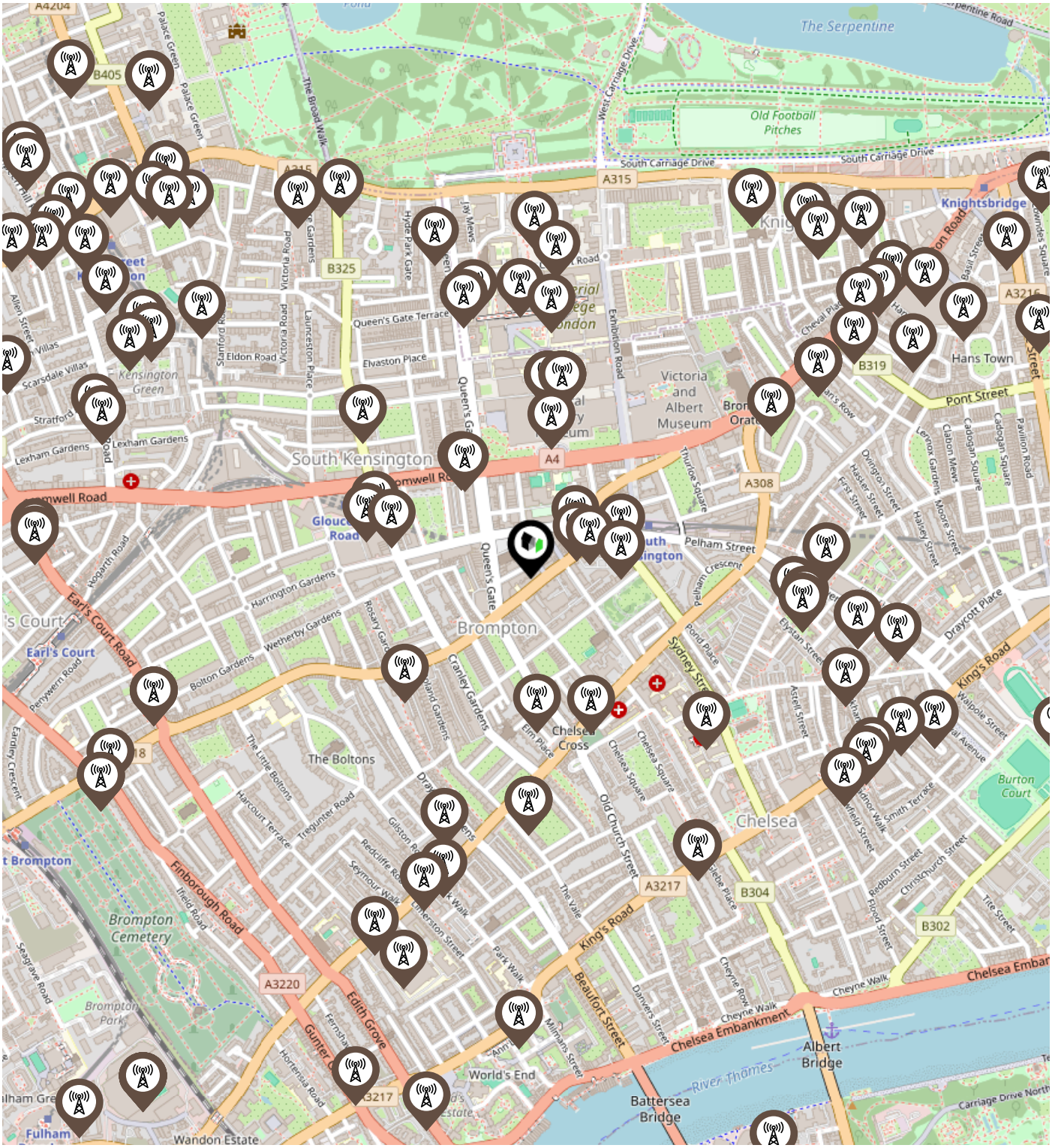
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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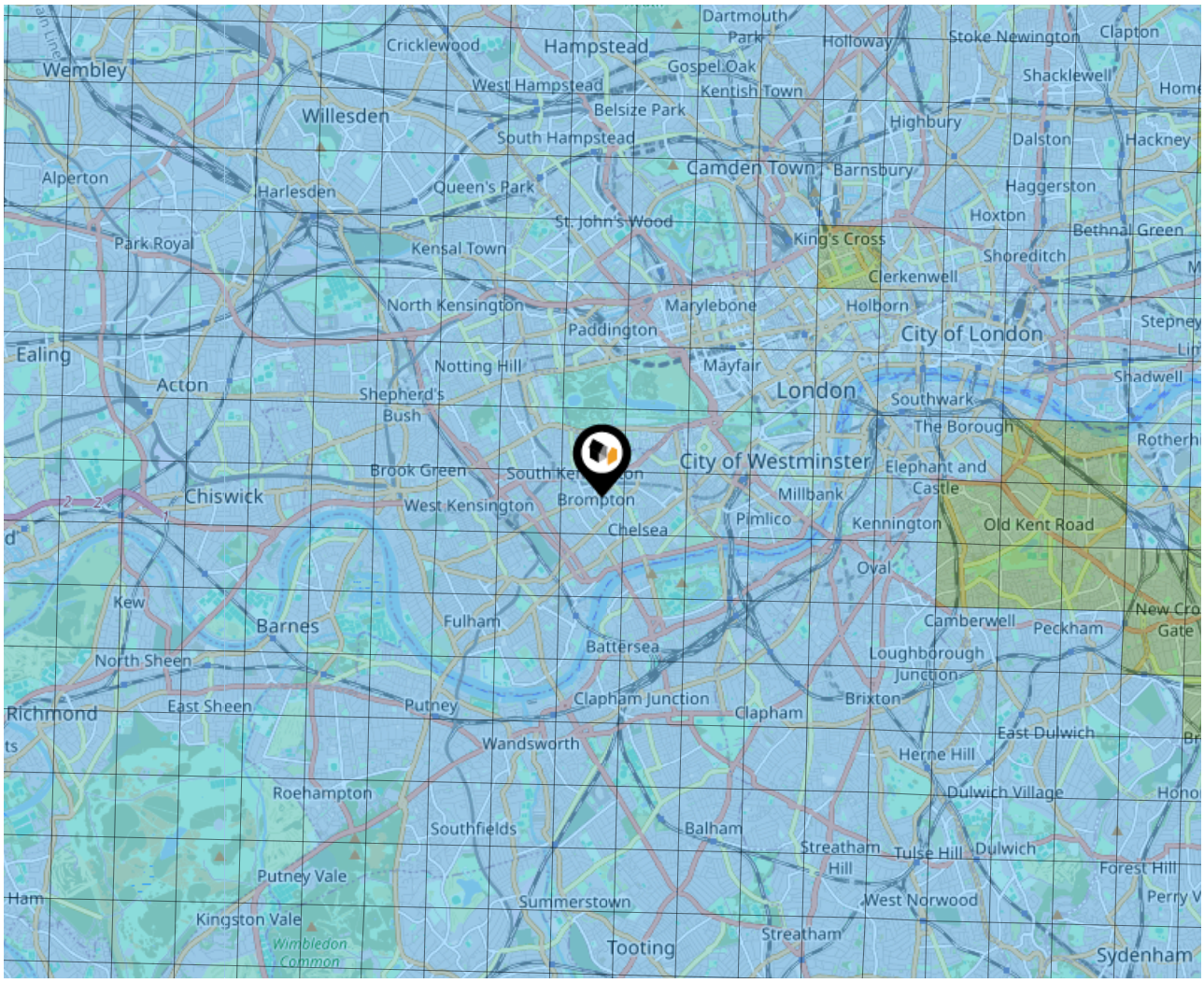
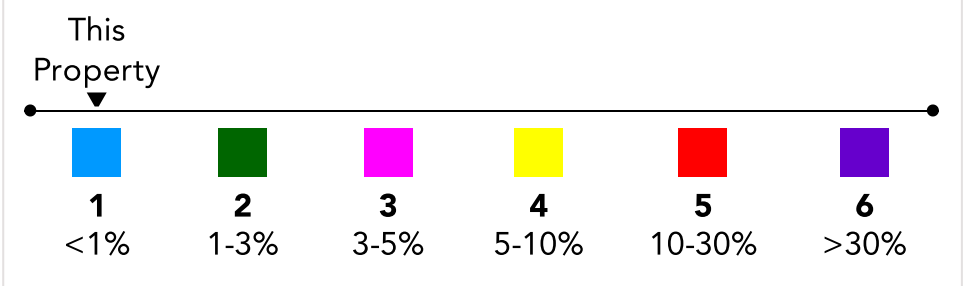
Environment
Radon Gas

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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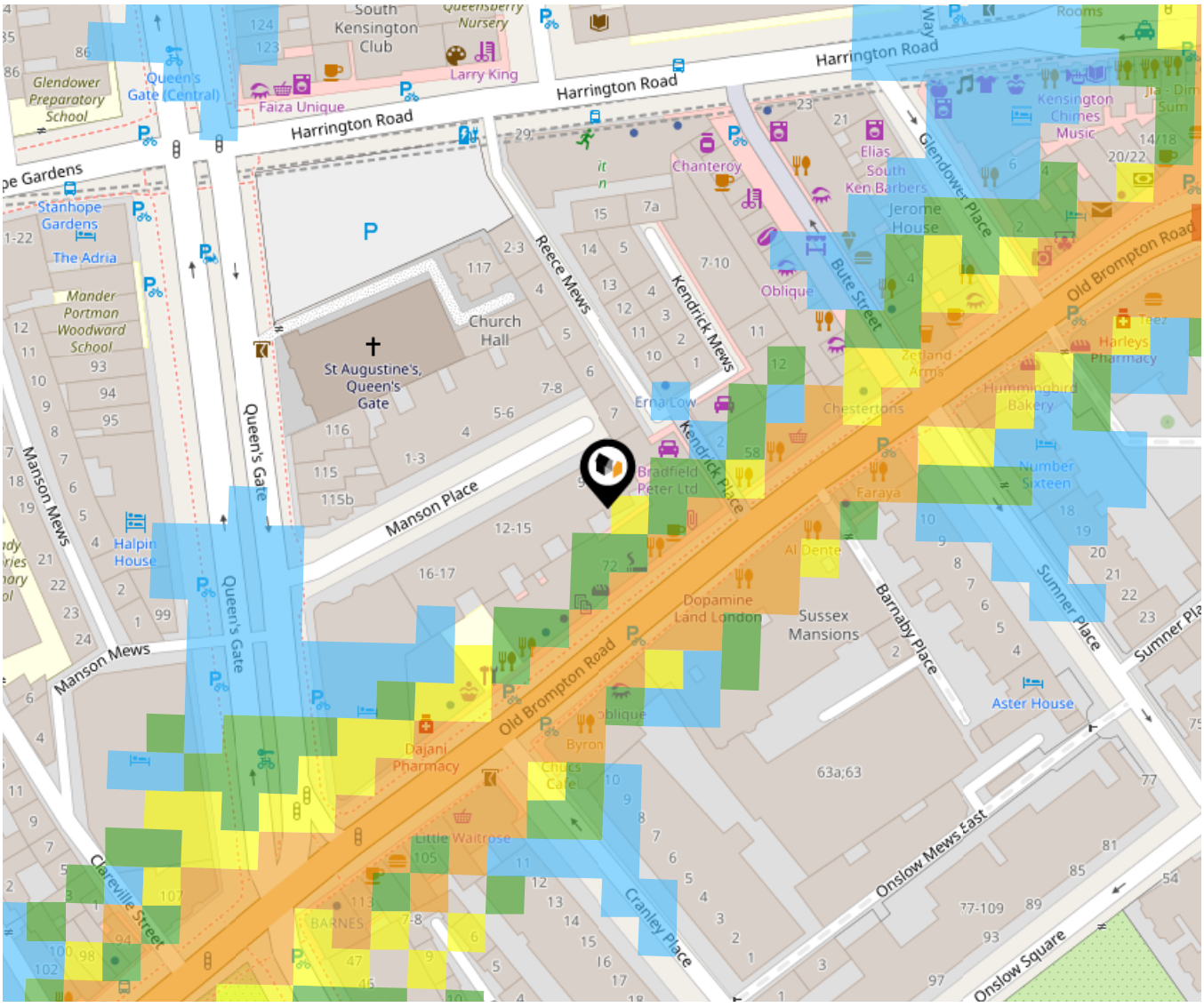
Local Area
Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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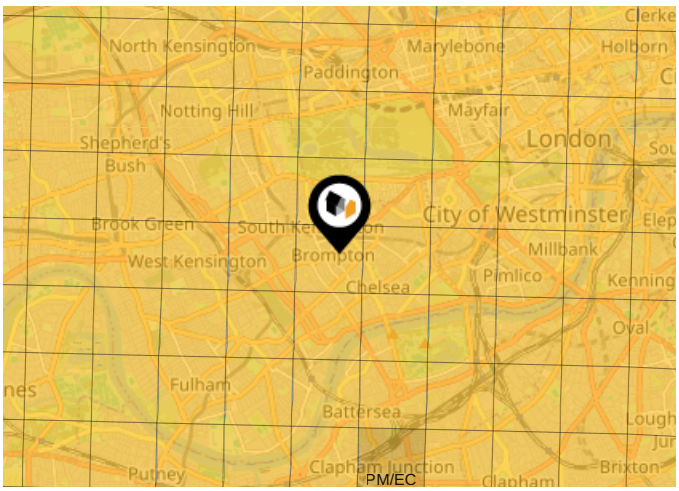
Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

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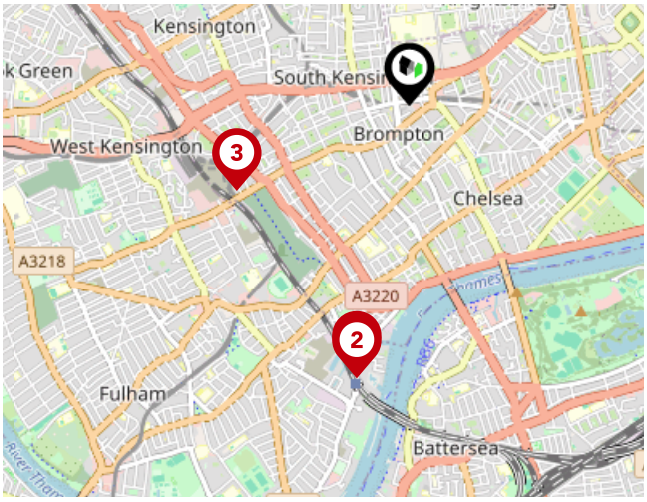
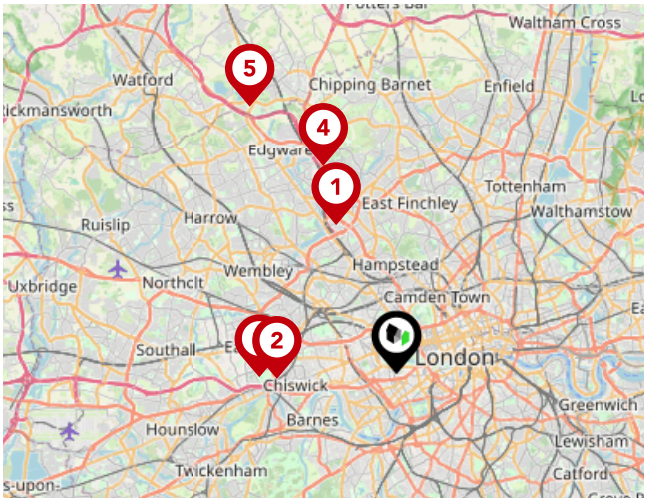
Area
Transport (National)



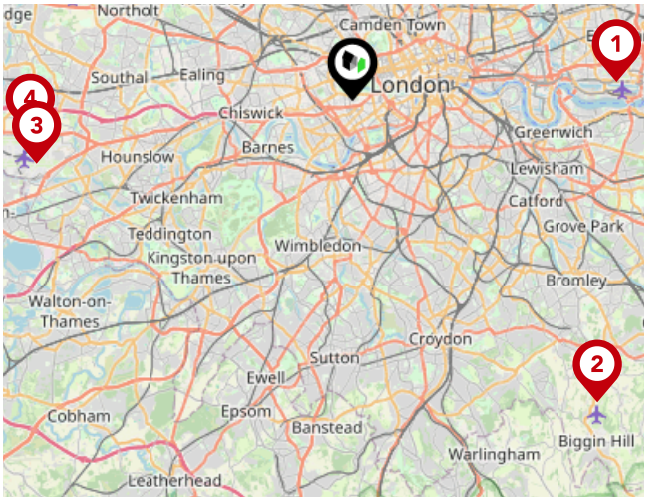
National Rail Stations

Pin	Name	Distance
1	Imperial Wharf Station	1.26 miles
2	Imperial Wharf Station	1.28 miles
3	West Brompton Station	0.89 miles



Trunk Roads/Motorways

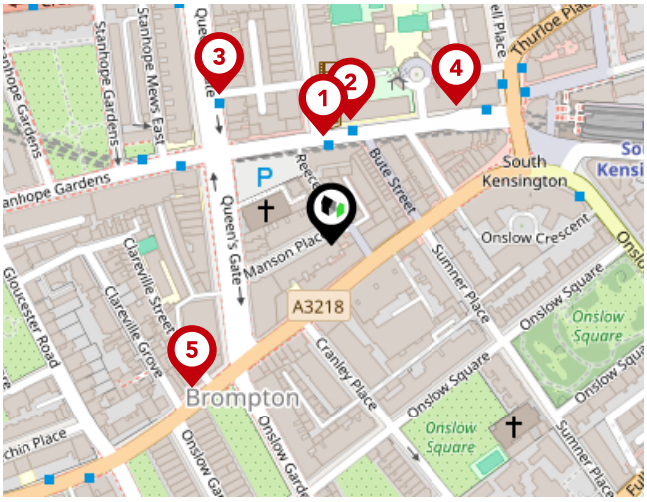
Pin	Name	Distance
1	M1 J1	5.98 miles
2	M4 J1	4.44 miles
3	M4 J2	5.11 miles
4	M1 J2	8.19 miles
5	M1 J4	11.26 miles



Airports/Helipads

Pin	Name	Distance
1	Silvertown	9.81 miles
2	Leaves Green	14.33 miles
3	Heathrow Airport Terminal 4	11.88 miles
4	Heathrow Airport	11.95 miles

Area
Transport (Local)

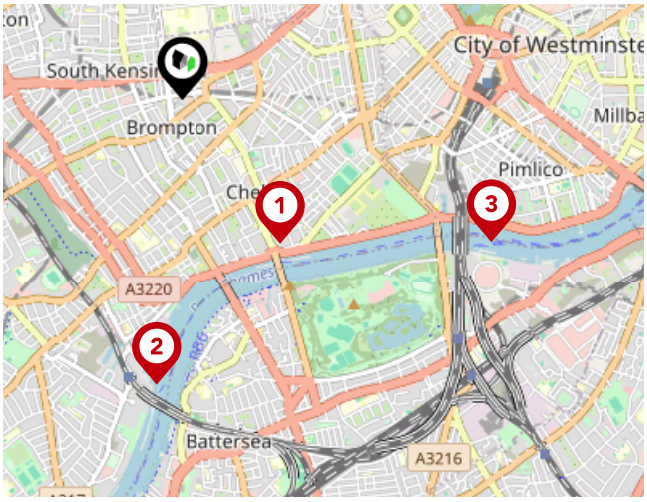


Bus Stops/Stations

Pin	Name	Distance
1	Queensberry Place	0.06 miles
2	Queensberry Place	0.07 miles
3	Harrington Road	0.11 miles
4	South Kensington Station	0.11 miles
5	Onslow Gardens South Kensington	0.12 miles

Local Connections

Pin	Name	Distance
1	South Kensington Station	0.2 miles
2	South Kensington Station	0.19 miles
3	South Kensington Underground Station	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Cadogan Pier	0.8 miles
2	Chelsea Harbour Pier	1.32 miles
3	Battersea Power Station Pier	1.57 miles

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Century21

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.

Roger Collings

57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.

Century21
Testimonials

Testimonial 1

Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2

My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3

Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.

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Century21
Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:

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Ordnance Survey
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Office for National Statistics
Ofcom
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Ofsted
Royal Mail