



{ PEMBROKE GARDENS CLOSE LONDON W8
£8,950 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Pembroke Gardens Close London
W8

£8,950 Per Month
Unfurnished

 3 Bedrooms
 3 Bathrooms
 3 Receptions

Features

- Two Storey House, - Three Bedrooms, -
Three Bathrooms, - Guest WC, - Separate
Kitchen, - Double Reception, - Patio
Garden, - TV Room/Study, - Parking for
one car on the Close, - Porters Lodge at
the start of the Close

Council Tax

Council Tax Band H

Hamptons
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{ A BEAUTIFULLY PRESENTED FAMILY HOUSE WITH GARDEN

The Property

A beautifully presented family house set over only two floors with a pretty patio garden. The house is entered on the ground floor into a large hallway leading to a bright double reception room with wood floors and french doors that lead to a private patio garden. There is a separate TV room/study to the front with doors out to the front patio. The large separate modern kitchen is situated at the back of the house looking out to the garden, there is an adjoining utility room with washer, dryer and shower and there is a separate guest WC. The first floor comprises principal bedroom with en-suite shower room and fantastic storage, second bedroom with built in storage and en-suite bathroom, third good size double bedroom and family bathroom. The house is well presented and benefits from parking for one car on the Close. Offered unfurnished. **This property is empty and some photos have been virtually staged**

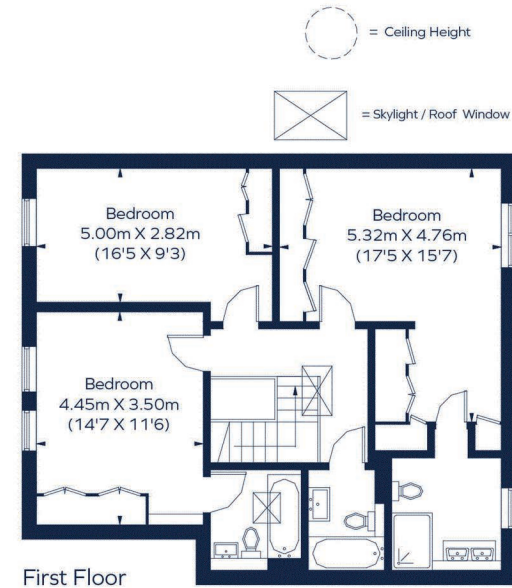
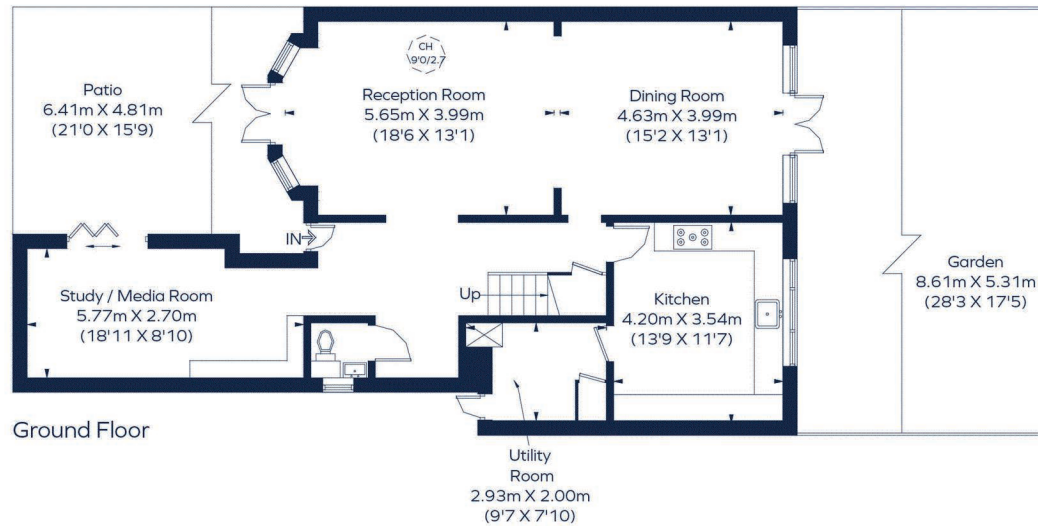
Location

Pembroke Gardens Close is hidden away just at the end of Kensington High Street and is a short walk to the shops, restaurants and transport links (Circle and District lines).



PEMBROKE GARDENS CLOSE

Approximate Gross Internal Area
Ground Floor = 1039 Sq. Ft. (96.5 Sq. M.)
First Floor = 844 Sq. Ft. (78.4 Sq. M.)
Total = 1883 Sq. Ft. (174.9 Sq. M.)



Drawn for illustration and identification purposes only.
ID 1309385

This Plan Has Been Drawn From Supplied
Plans, Strictly For Use As A Guide Only

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.

