



OBSERVATORY GARDENS LONDON W8
£3,350 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Observatory Gardens London W8

£3,350 Per Month
Unfurnished

-  1 Bedroom
-  1 Bathroom
-  1 Reception

Features

- One Bedroom, - En-Suite Bathroom, - Guest WC, - Refurbished, - Fully Fitted Kitchen, - Ground Floor, - Patio, - Porter, - Unfurnished, - No pets

Council Tax

Council Tax Band E

Hamptons
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{ A STUNNING ONE BEDROOM APARTMENT WITH PATIO GARDEN AND PORTER

The Property

A refurbished well presented and bright one bedroom apartment located at the rear of this sought after development on Observatory Gardens in the heart of Kensington. The apartment opens into a welcoming hallway with wooden flooring leading to a spacious and light filled reception room, with an adjoining conservatory style kitchen and breakfast room. Doors lead out to the patio garden. There is a spacious double bedroom with en-suite bathroom and a guest WC. The building benefits from a porter. Offered unfurnished. ***Selected images have been virtually staged***

Location

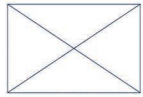
Observatory Gardens is located between Kensington High Street and Notting Hill Gate and their respective tube stations.



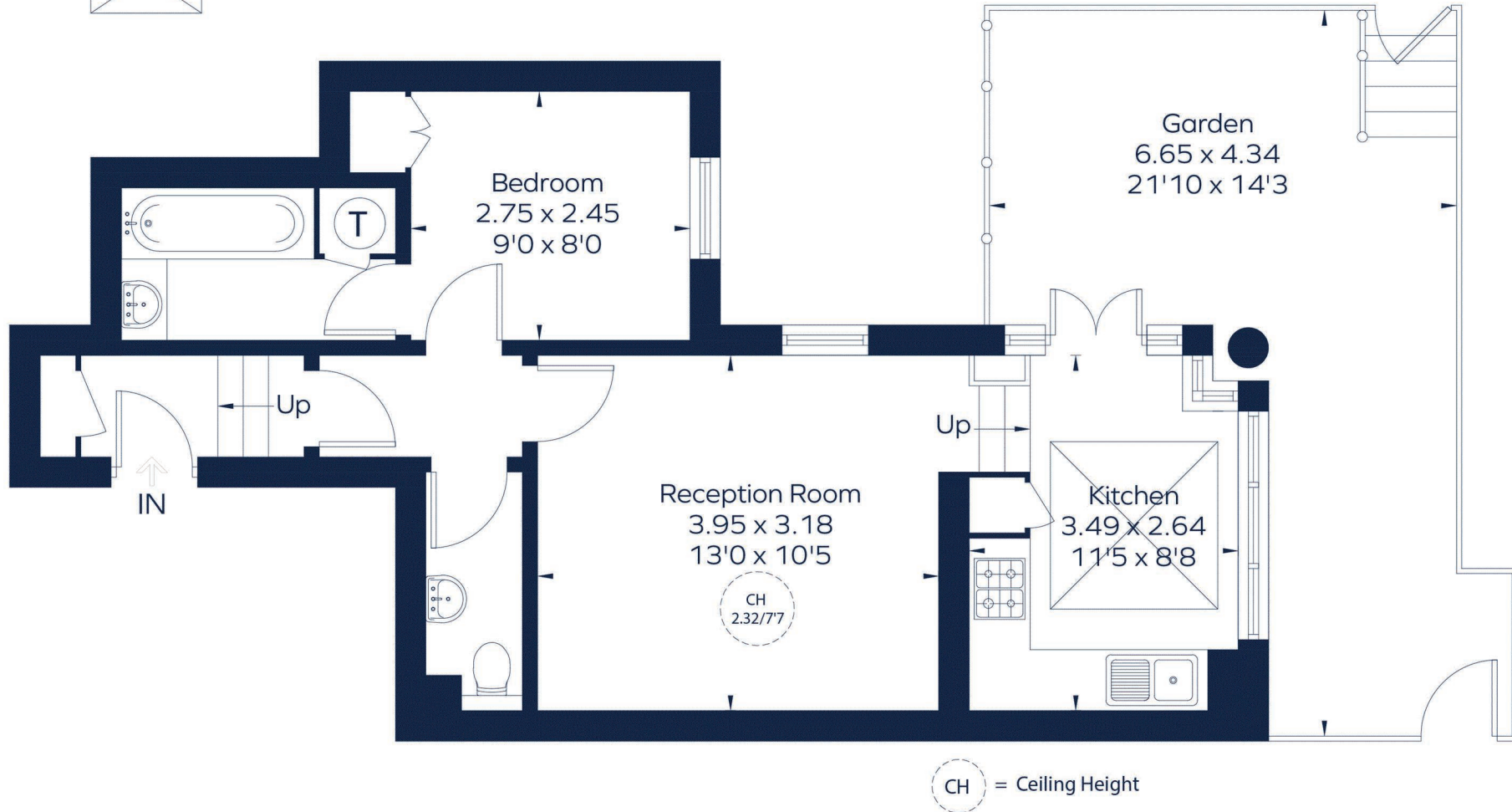
OBSERVATORY GARDENS

Approximate Gross Internal Area

475 sq. ft. (44.1 sq. m.)



= Skylight / Roof Window



CH = Ceiling Height

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 935056

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
Very energy efficient (low energy costs)	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Least energy efficient (high energy costs)	G		
		60	63
England & Wales		EU Directive 2002/91/EC	

