



HERBERT CRESCENT LONDON SW1X
£43,333 PER MONTH AVAILABLE NOW

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Herbert Crescent London SW1X

£43,333 Per Month
Furnished

-  7 Bedrooms
-  7 Bathrooms
-  4 Receptions

Features

- 7 Bedrooms, - 7 Bathrooms, - Lift, -
Swimming Pool, - Moments from Shopping
and Dining Amenities, - Generous Master
Suite, En-suite and Walk in Wardrobe
Arranged Over the Whole Second Floor, -
Two Patios and a Balcony, - Arranged over
Six Floors

Council Tax

Council Tax Band H

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{ IMPRESSIVE SEVEN BEDROOM, SEVEN BATHROOM, VICTORIAN HOUSE.

The Property

Located in the prime shopping hub of Knightsbridge, moments from Harrods, this traditional, Victorian red-brick, double fronted house offers a unique rental opportunity. Alongside seven bedrooms, seven bathrooms and four reception rooms, the property was recently refurbished and designed for easy and luxurious living. An indoor lift makes most floors easily accessible, an indoor pool with connected shower adds an extra level of leisure, to the comfort throughout the property.



HERBERT CRESCENT

Approximate Gross Internal Area (including Lifts / excluding reduced headroom / voids)

Lower Ground floor = 1482 sq. ft. (137.7 sq. m.)

Ground floor = 1173 sq. ft. (109 sq. m.)

First floor = 871 sq. ft. (80.9 sq. m.)

Second floor = 905 sq. ft. (84.1 sq. m.)

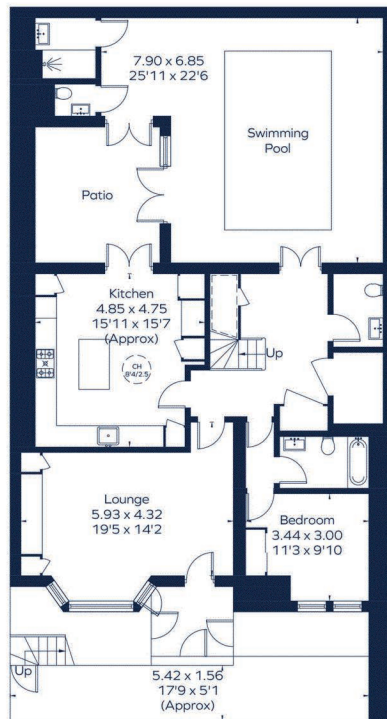
Third floor = 929 sq. ft. (86.3 sq. m.)

Fourth floor = 381 sq. ft. (35.4 sq. m.)

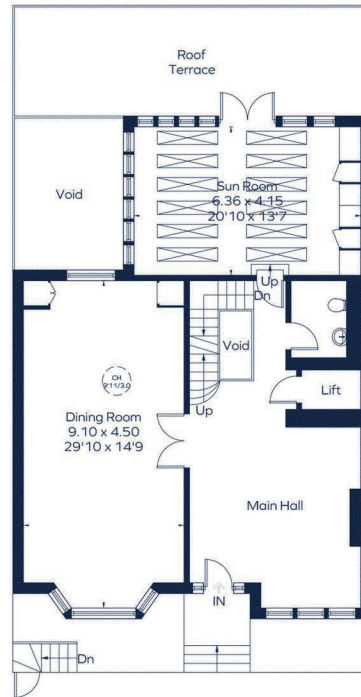
Reduced headroom = 14 sq. ft. (1.3 sq. m.)

Total = 5755 sq. ft. (534.7 sq. m.)

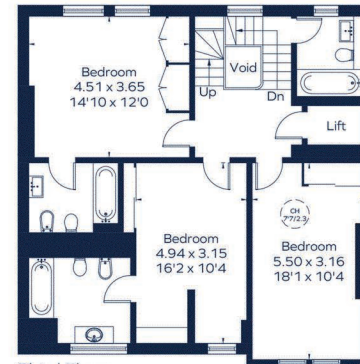
= Reduced head height below 1.5m
CH = Ceiling Height



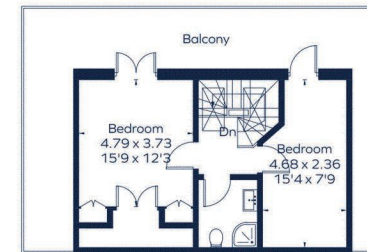
Lower Ground Floor



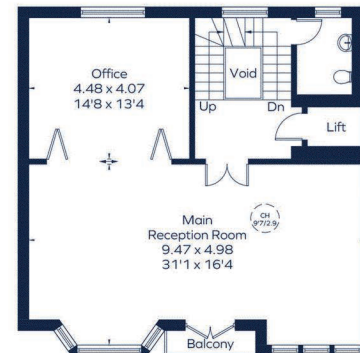
Ground Floor



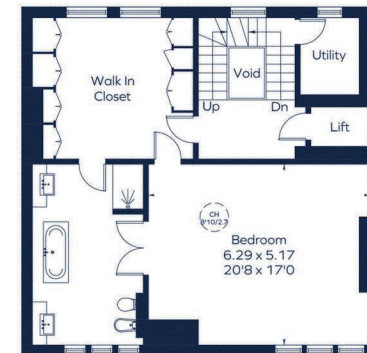
Third Floor



Fourth Floor



First Floor



Second 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 1251682

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 (A)			
Energy Efficient (B)			84
Decent (C)			
Needs Improvement (D)		67	
Less than Decent (E)			
Very Poor (F)			
Extremely Poor (G)			

EU Directive 2002/91/EC

