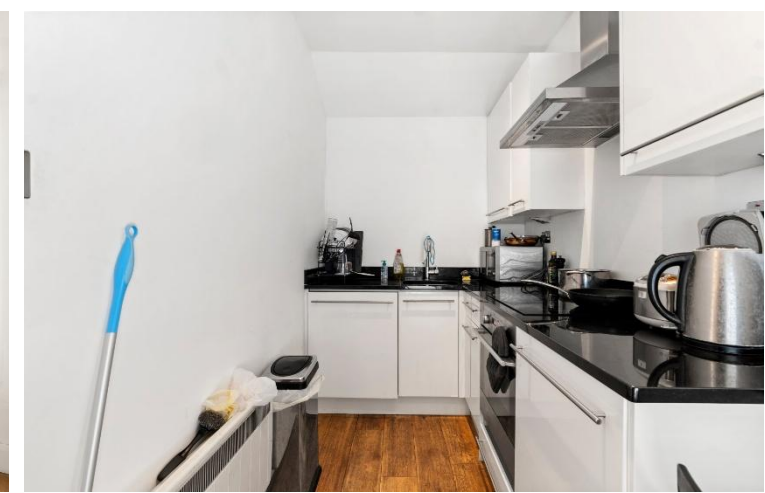




Dukes Lane Chambers  
Dukes Lane, W8

CHESTERTONS





A fabulous studio apartment situated just moments from Kensington Church Street. Comprises separate kitchen with breakfast bench, stylish bathroom and reception/studio room. Ideally situated for High Street Kensington tube for District line, and Notting Hill gate for Central/District/Circle lines.

- A contemporary studio flat
- Separate kitchen with breakfast bench
- Wood flooring
- Gated block just off Kensington Church street

### £2,000 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E	42	
45-53	F		
35-44	G		
<small>Rate energy efficiency - higher rating costs</small> <small>EU Directive 2002/91/EC</small>			

**Minimum Term:** 12 months  
**Deposit Required:** £2,307.69  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** E  
**EPC Rating:** E  
**Furnished**

### Chestertons Kensington Lettings

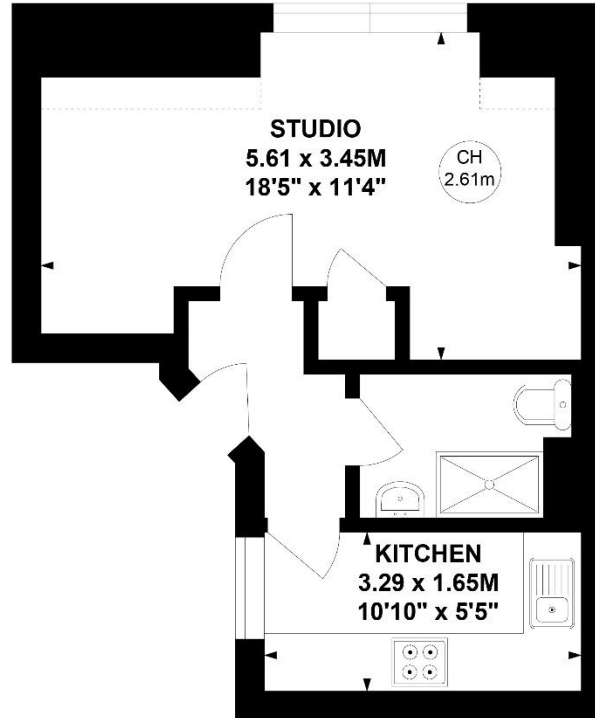
116 Kensington High Street  
Kensington  
London  
W8 7RW

[kensingtonlettingsusers@chestertons.co.uk](mailto:kensingtonlettingsusers@chestertons.co.uk)  
02079377260

# Dukes Lane, W8

Approximate gross internal area  
28.35 sq m / 305 sq ft

Key :  
CH - Ceiling Height



## Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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