

CORRESPONDENCE TO:
SUITE 15, 28 OLD BROMPTON ROAD
SOUTH KENSINGTON
LONDON SW7 3SS



MAIN OFFICE:
2 EATON GATE
SLOANE SQUARE
LONDON SW1W 9BJ

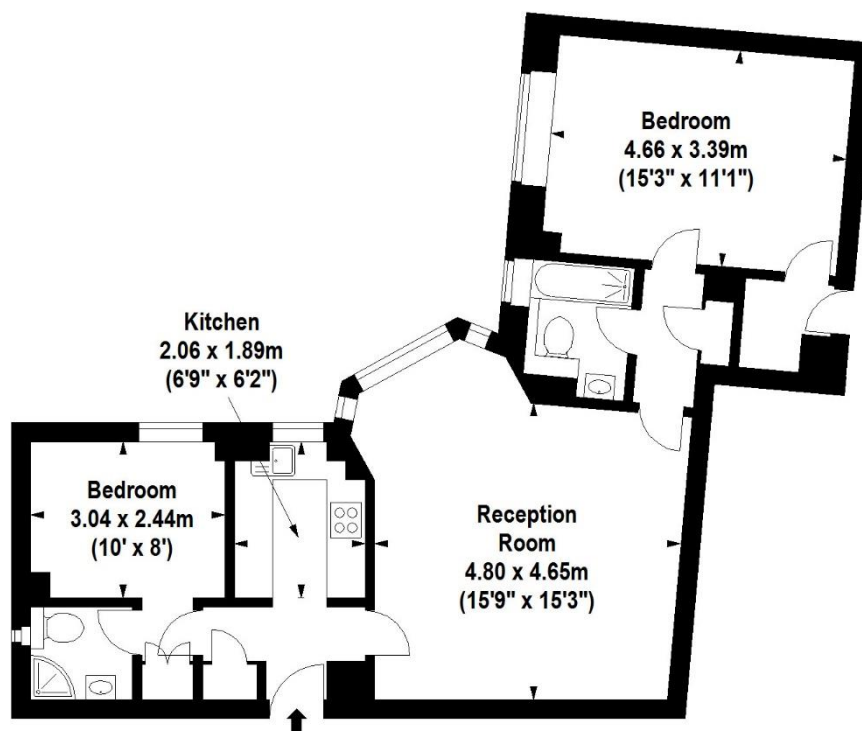
Tel: 020 7581 1741 Email: lettings@ruckandruck.co.uk Fax: 020 3043 0009

IMPORTANT NOTICE:

THESE PARTICULARS HAVE BEEN PREPARED TO PROVIDE A GENERAL GUIDE ONLY, AS SUCH THEY ARE NOT INTENDED TO CONSTITUTE PART OF AN OFFER OR CONTRACT AND MUST BE READ IN CONJUNCTION WITH THE 'EXPLANATORY NOTES' ON THE LAST PAGE

<u>ADDRESS</u>	Kingston House East SW7
	
<u>DESCRIPTION</u>	An excellent bright and spacious (760 sq.ft) well-proportioned raised ground floor flat opposite Hyde Park in a secure and prestigious purpose-built building with 24-hour concierge and central heating and hot water included in the rent. This modern flat has been finished to a high standard, and benefits from wood floors throughout, good storage, double glazing, and open southerly facing views over the attractive communal gardens at the rear of the building, to which there is access. The building is situated on the corner with Ennismore Gardens, a short walk away to the internationally renowned and luxury amenities of Knightsbridge and South Kensington. Knightsbridge (Piccadilly Line) and South Kensington Undergrounds (Circle District & Piccadilly Lines) are approx. 10 minutes walk away (0.5 miles).
<u>ACCOMMODATION</u>	* 2 Double Bedrooms * * Reception/Dining Room with bay window * * Modern Kitchen * Family Bathroom * En-suite Shower Room* * 24 hr Porter * Heating & Hot Water Included in Rent * * Communal Gardens * £4,485 per month Furnished Available Now Deposit: £6,210.00 EPC Rating - C Council Tax Band - F (£1513.56 for 2026/27) Please refer below to our Tenant Information Guide to Charges allowed in accordance with the Tenant Fees Act 2019
	    





Raised Ground Floor

For Identification Purposes Only. Not To Scale. © www.totalvista.uk 2018



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

***Floor

**Kingston House East,
SW7**

This plan is provided for identification purposes only and is not necessarily to scale, therefore should not be relied upon for any other purpose.

Tenant Information Guide to Charges for Assured Periodic Tenancies allowed in accordance with the Tenant Fees Act 2019 and The Renters Rights Act 2025

There are no administration fees payable by the Tenant but there are permitted payments allowed in accordance with the Act:-

1. A holding deposit of up to 1 week's rent which reserves the property whilst reference checks and paperwork are prepared. It is agreed that this may be retained by the Agent/Landlord in the event that:
 - The Tenant provides false or misleading information to the Landlord/Agent which the Landlord is reasonably entitled to consider in deciding whether to grant the Tenancy because this materially affects their suitability to rent the property;
 - The Tenant withdraws from the agreement;
 - The Tenant fails to take all reasonable steps to enter into a Tenancy Agreement within 14 days of paying the holding deposit.

Please note that acceptance of a reservation fee does not constitute a formal contract between the Landlord/Agent and the Tenant and all tenancies are subject to contract and receipt of satisfactory references.

2. A tenancy deposit of 5 weeks (for annual rent of £50,000 or less) and 6 weeks for more than £50,000 per annum.
3. Interest at a rate of 3% above the Bank of England's base rate, for late payment of rent (which is more than 14 days overdue).
4. Payments to service providers in respect of utilities, communication services, TV licence and council tax.
5. Payment associated with the replacement of a lost key or security device equivalent to the cost incurred.
6. Payments associated with early termination of the tenancy when requested by the Tenant. Such costs will not exceed the financial loss experienced by the Landlord.
7. A payment of up to £50 including VAT to alter the tenancy agreement when requested by the Tenant and agreed to by the Landlord.
8. Other payments permitted under appropriate legislation, including damages.

Tenant charges for Rents over £100,000 per annum (Non Assured Periodic Tenancies)

Agreement fee	£330 including VAT
Reference fee	£60 including VAT
Deposit lodgement fee	£60 including VAT
Right to Rent and Sanctions Check	£90 including VAT
Pet Disclaimer Charge: Additional 2/4 weeks deposit	
Inventory Check in /Check out – Payable to a third party. Cost depends on size of property and whether it is furnished or unfurnished	



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EXPLANATORY NOTES
IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISDESCRIPTIONS ACT 1991
& SUBSEQUENT AMENDMENTS, RUCK & RUCK GIVE NOTICE TO ANYONE
READING THESE PARTICULARS THAT: -

DESCRIPTIONS:	Inevitably these are subjective and the descriptions given for this property are used in good faith as the opinion of the author at the time of their inspection and should not be taken as a statement of fact. If any matters are relevant to your interest in these premises you should have them verified before proceeding.
PHOTOGRAPHS:	When provided, they only show part of the property at the time they were taken and it should not be assumed that the property has remained the same or that other parts of the property are necessarily similar.
PLANS:	These where provided are given for identification purposes only and are not necessarily to scale, therefore should not be relied upon for any other purpose.
MEASUREMENTS: (AREAS)	These are approximate and given ONLY as a guide, therefore should not be relied upon as being precise. If any measurement is important to your requirements, you should have it checked before proceeding.
APPLIANCES:	SERVICES, EQUIPMENT, FIREPLACES & CENTRAL HEATING have not been tested by this firm unless stated otherwise in a Contract of Sale or Inventory. Therefore, it should not be assumed they comply with current safety requirements or are in working order. Interested parties are advised to have this done by qualified technicians.
FIXTURES & FITTINGS:	It should not be assumed that any fixtures, fittings or furniture shown in this property are included in the sale or letting unless specifically stated in these details, or separate Inventory or Contract.
PLANNING:	Where any alterations have been carried out, whether referred to or not in these details, or a particular use is made of any part of the property it should not be assumed that any necessary Landlord, Planning, Building Regulations or other consents have been obtained and interested parties should have these matters verified by their solicitors.
PRICE GUIDE:	The figures quoted in these particulars have been provided by the Vendor/Landlord as a guide only and may be decreased or increased depending on any negotiations at the time an offer is made, and may in certain cases be subject to V.A.T.
VIEWING:	All prospective purchasers/tenants are accompanied when viewing properties offered through Ruck & Ruck, therefore you should make a prior appointment with the negotiator handling your enquiry, to ensure they are available to accompany you when you wish to make an inspection, having discussed with them any particular points about the property which would affect your interest, especially if you are travelling any distance.
STRUCTURAL CONDITION:	Ruck & Ruck has not carried out a structural survey of this property and nothing in these particulars shall be deemed as a statement that the property is in good condition or otherwise and interested parties must satisfy themselves by inspection or otherwise.
LEASE & SERVICE CHARGES:	When Ruck & Ruck are the main agent instructed by a Vendor/Landlord we will usually have an 'Information File' with details of the lease & service charges which should be inspected at this office by prior appointment before an offer is made.
MAKING AN OFFER:	All offers should be made in writing to include the name and address of the solicitor who will be acting for the purchaser or tenant.
WARRANTY:	No employee of Ruck & Ruck (or their joint agents where applicable) has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to this property.
ALL NEGOTIATIONS SUBJECT TO CONTRACT FORMAL LEASE OR TENANCY AGREEMENT AS APPLICABLE	