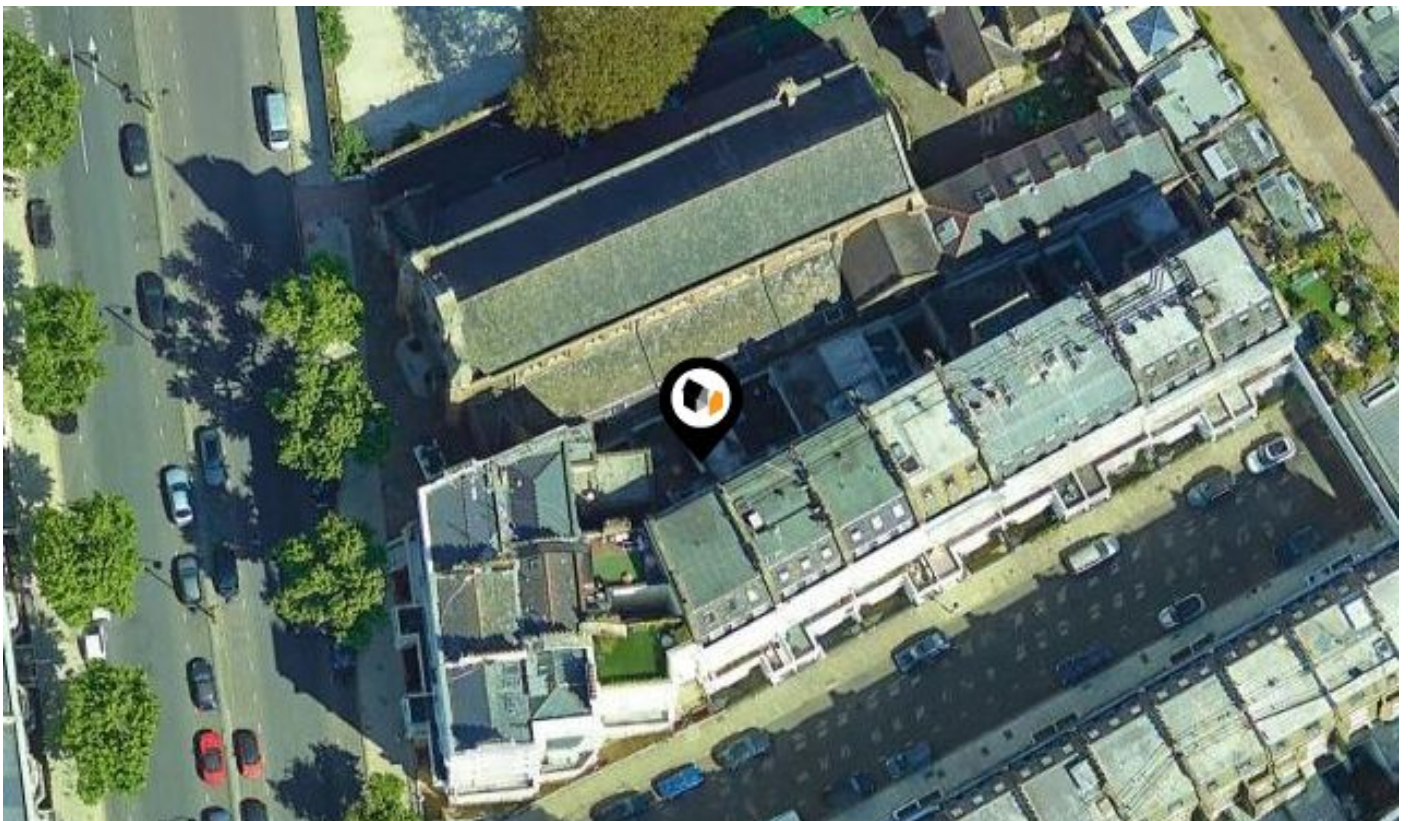




See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market
Friday 24th April 2026



1, MANSON PLACE, LONDON, SW7

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

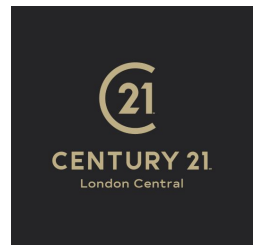
roger.collings@century21uk.com

www.century21uk.com



Introduction

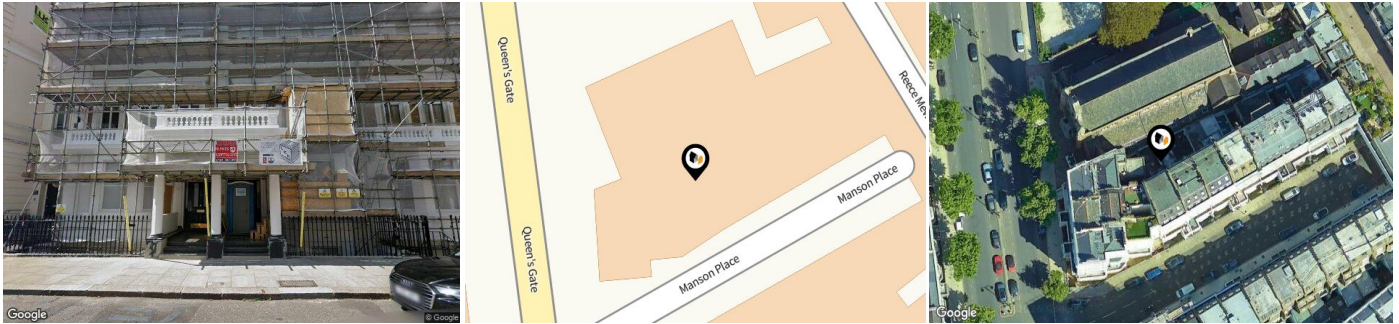
Our Services



Our Agency: Century21
Your Agent: Roger Collings
Agent Contact: 020 7630 1099
Agent Email: roger.collings@century21uk.com

Welcome to Manson Place, a stunning third floor (with lift) 2-bedroom, 2-bathroom apartment located in the highly sought-after area of South Kensington, London. Situated in Manson Place, this property offers a luxurious and comfortable living experience in one of the most prestigious neighbourhoods in the city. Spanning across a generous 721 square feet, this apartment boasts a spacious and well-designed layout. The living area is bright and inviting, providing ample space for relaxation and entertainment. The modern kitchen is fully equipped with high-end appliances, making it a joy to cook and entertain guests. Virtual Tour and Video Available. The master bedroom features an ensuite bathroom, offering privacy and convenience. The second bedroom is equally spacious and is serviced by a separate bathroom. Both bedrooms are elegantly designed with ample storage space and large windows that flood the rooms with natural light. Located in a well-maintained building, this apartment offers a secure and peaceful environment. With its prime location in South Kensington, residents will have easy access to a wide range of amenities, including world-class restaurants, cafes, boutiques, and cultural attractions. The property is also conveniently located near several transport links, making it easy to explore the rest of London. Priced at £4,250 per month, this property offers excellent value for its prime location and high-quality features. Don't miss the opportunity to lease this exceptional apartment in the heart of South Kensington. Contact us today to arrange a viewing and secure your dream home. Virtual Tour and Video Available. 16th June 2026

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	688 ft ² / 64 m ²
Council Tax :	Band G
Annual Estimate:	£2,778

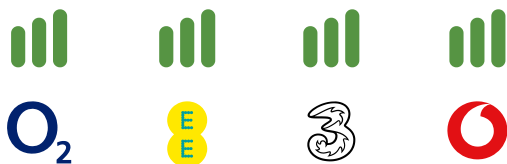
Local Area

Local Authority:	Kensington and chelsea
Conservation Area:	Queen's Gate
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	1000 mb/s

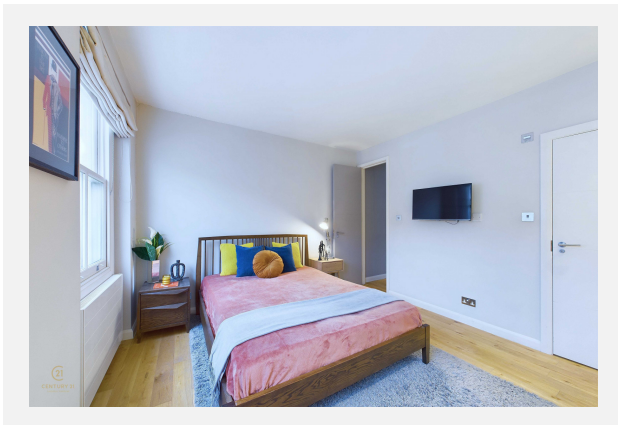
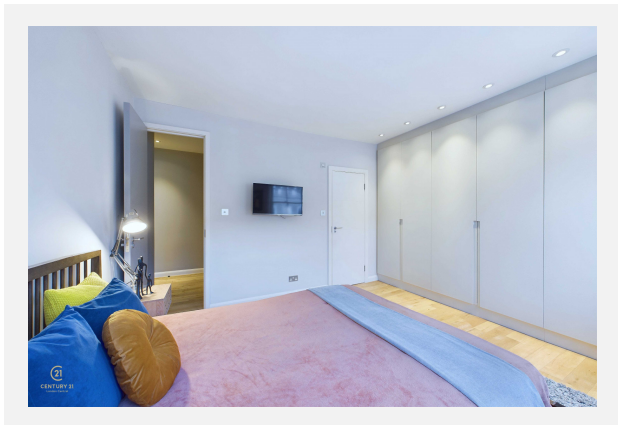
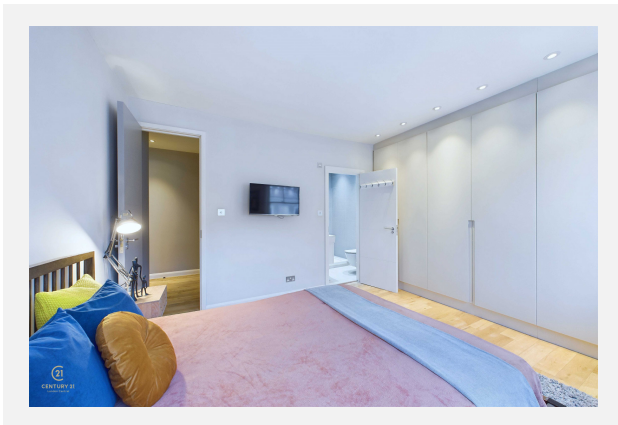
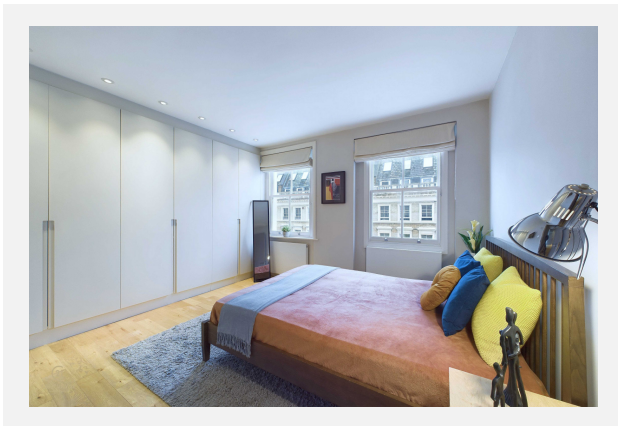
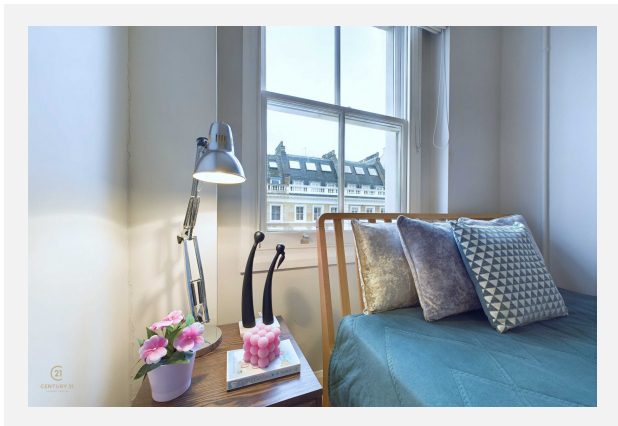
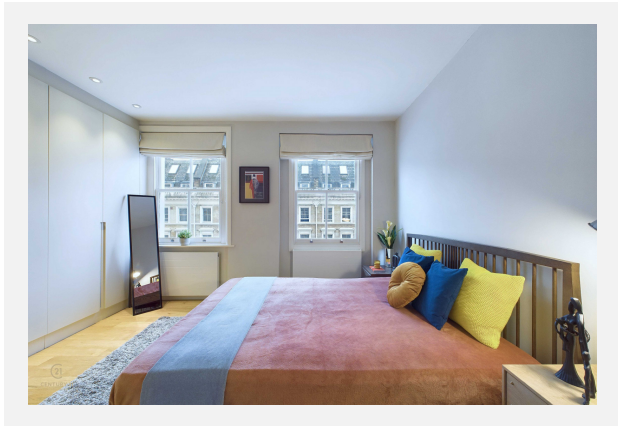
Mobile Coverage: (based on calls indoors)



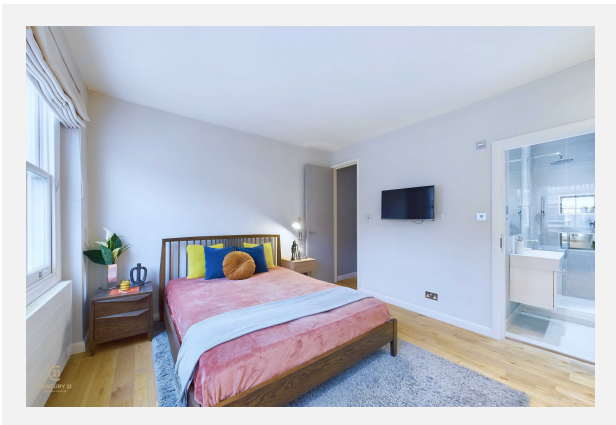
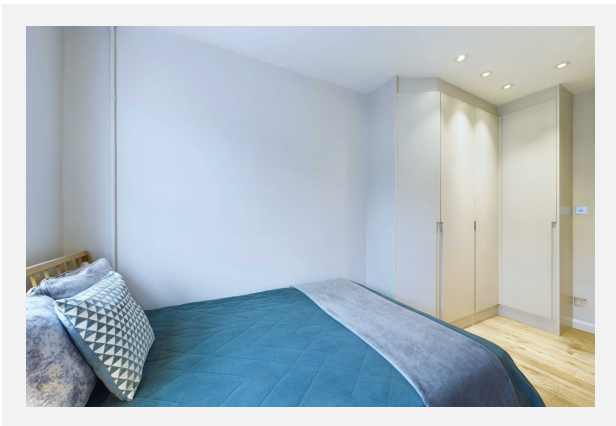
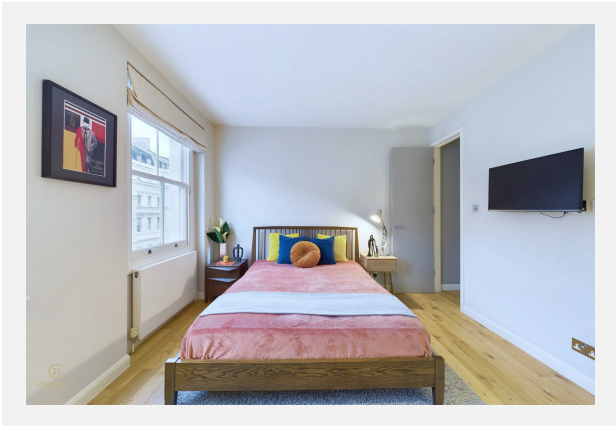
Satellite/Fibre TV Availability:



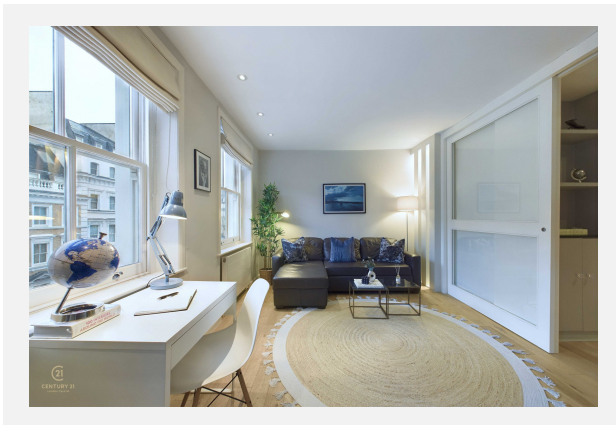
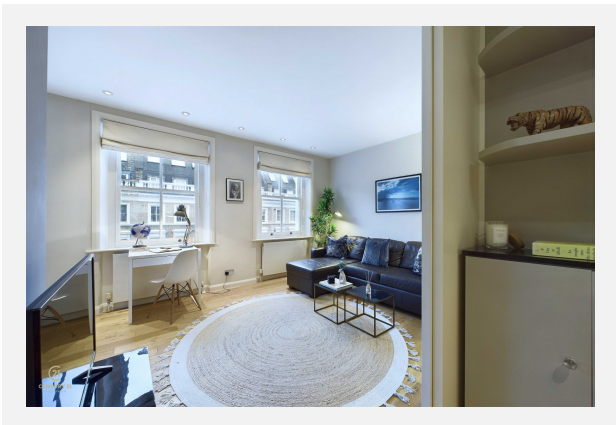
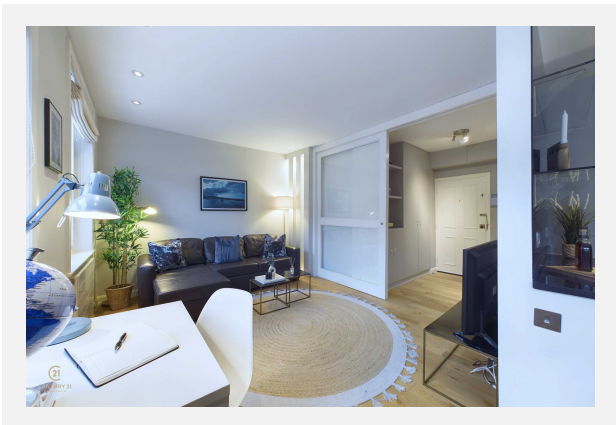
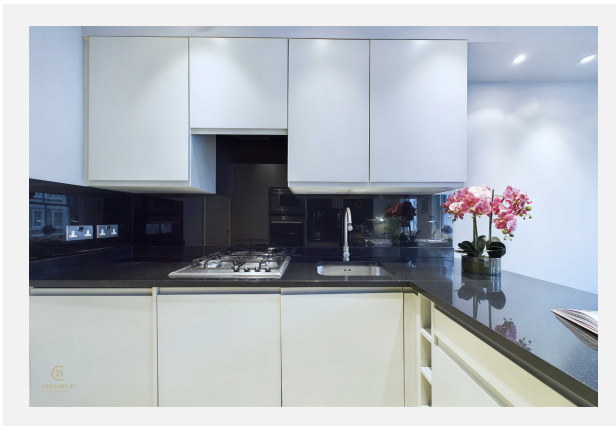
Gallery Photos



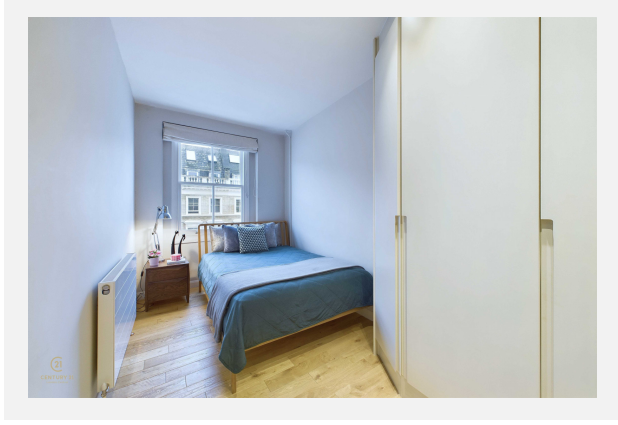
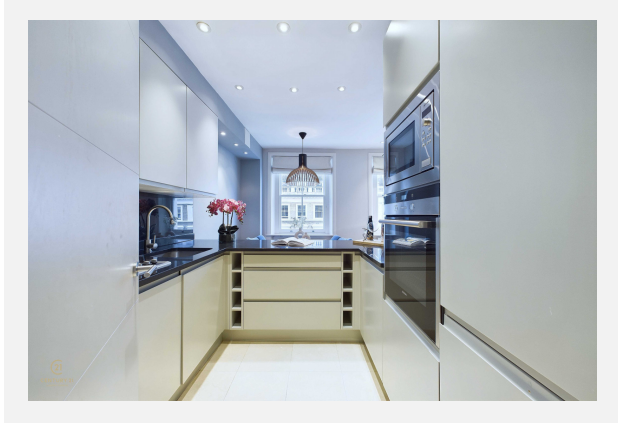
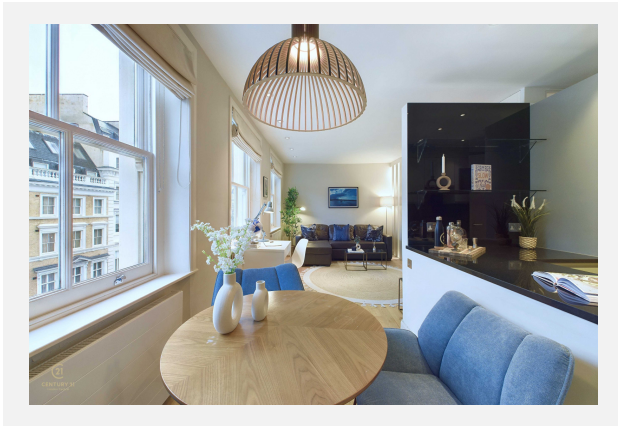
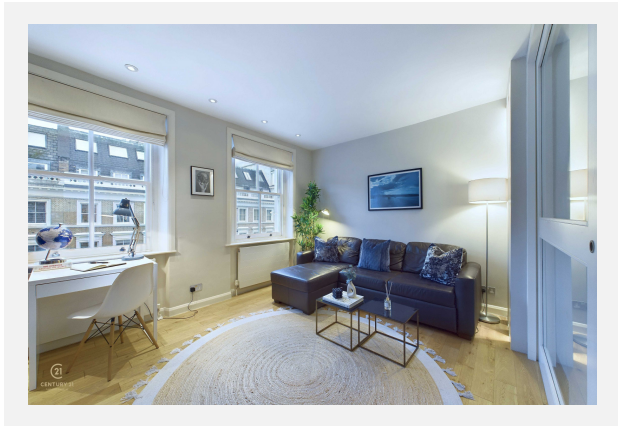
Gallery Photos



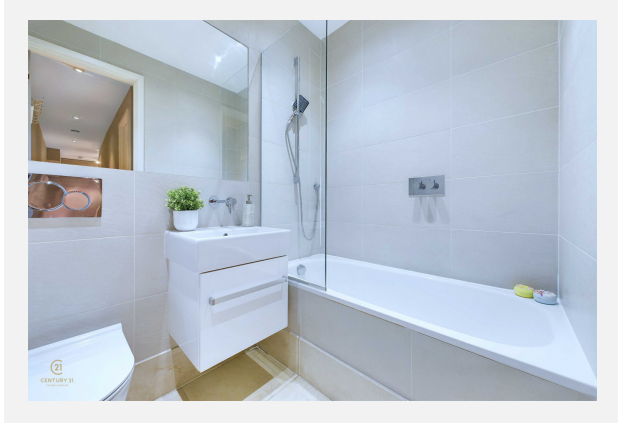
Gallery Photos



Gallery Photos



Gallery Photos

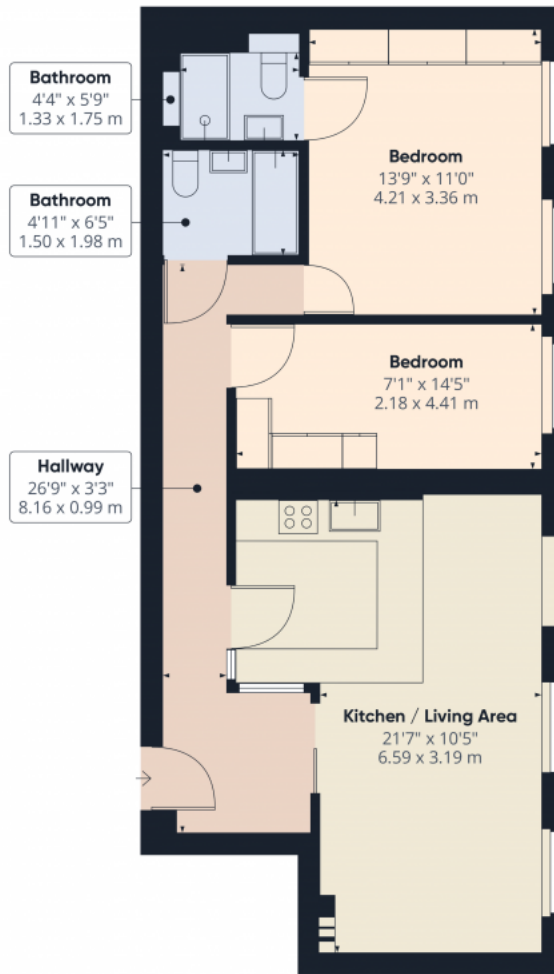


1, MANSON PLACE, LONDON, SW7

CENTURY 21
London Central

Manson Place, Kensington
London, SW7

APPROX. GROSS INTERNAL AREA
747.77 ft² / 69.47 m²



- Third Floor -

<p>APPROX. GROSS INTERNAL AREA The footprint of the property 747.77 ft² / 69.47 m²</p>	<p>APPROX. NET INTERNAL AREA Excludes walls and external features 692.23 ft² / 64.31 m²</p>	<p>APPROX. HEADROOM AREA below 1.5m / 4.92ft 0.0 ft² / 0.0 m²</p>	<p>APPROX. EXTERNAL STRUCTURAL FEATURES Balconies, Terraces, Etc 0.0 ft² / 0.0 m²</p>
---	--	--	--



This floor plan is for illustration purposes only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness or each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright turokmedia.com

Property EPC - Certificate



1-3 Manson Place, LONDON, SW7

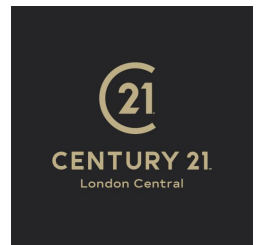
Energy rating

C

Valid until 01.11.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

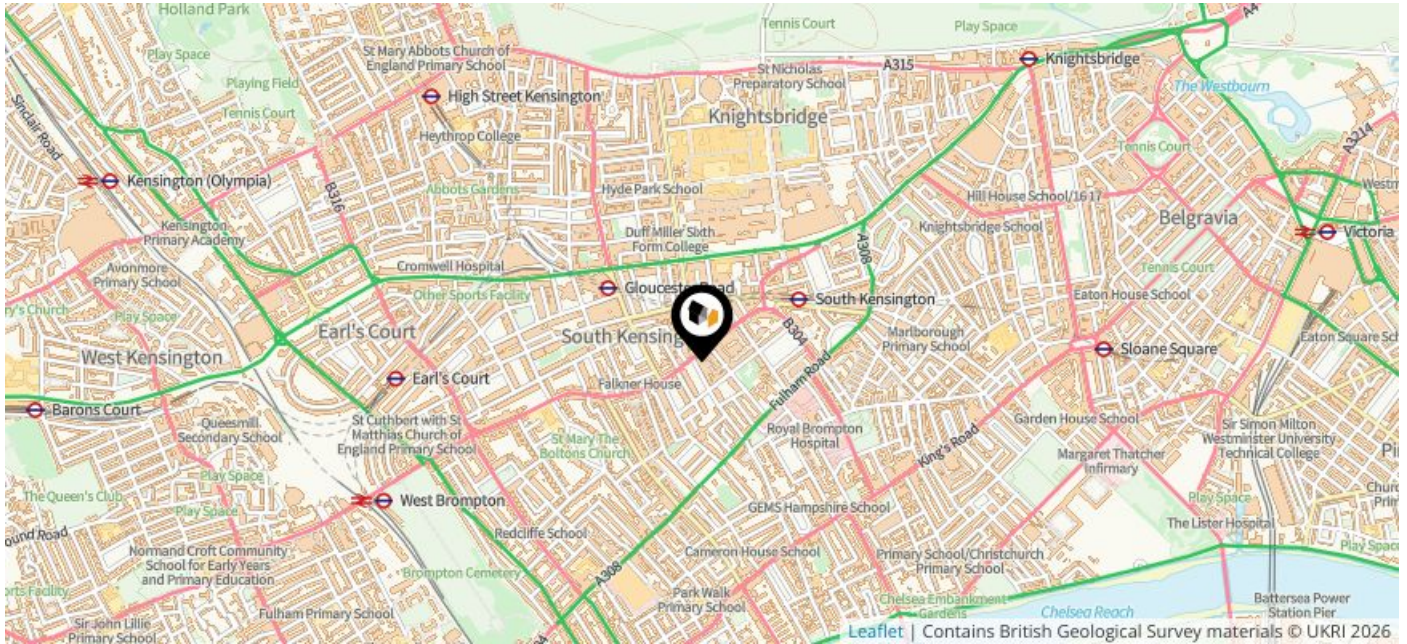


Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	64 m ²

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

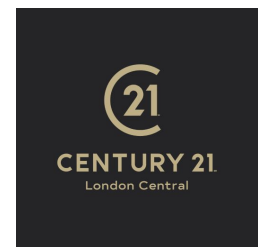
- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

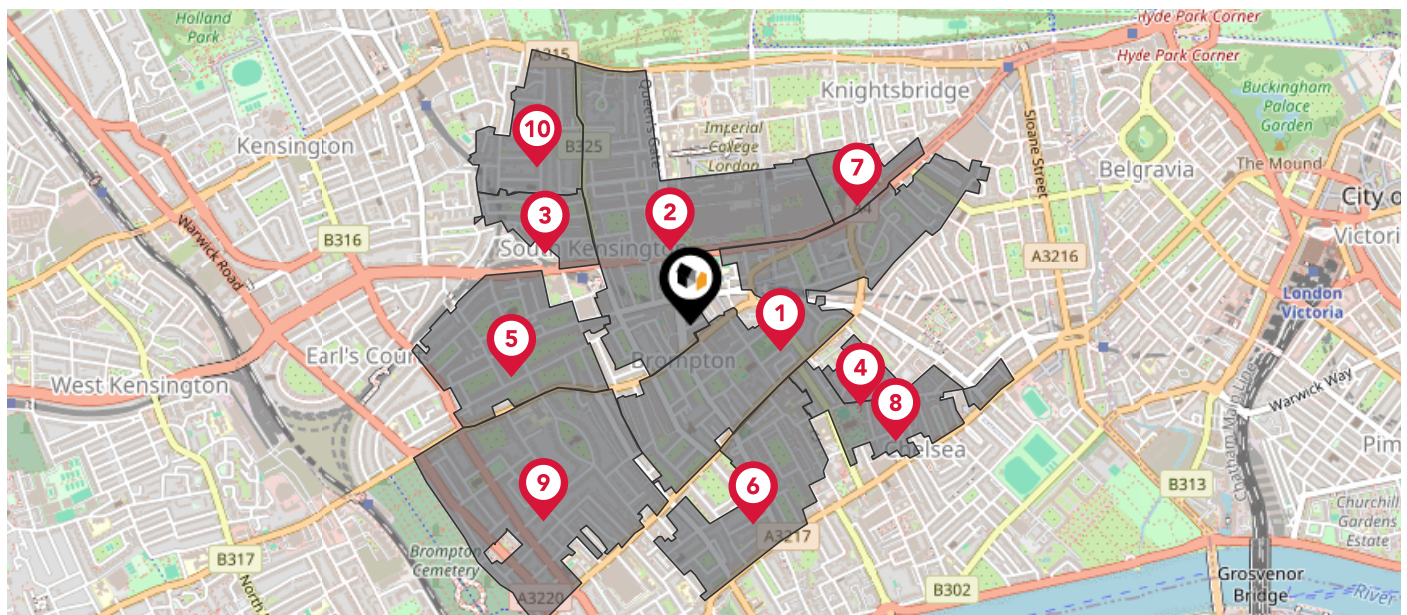
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps











Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

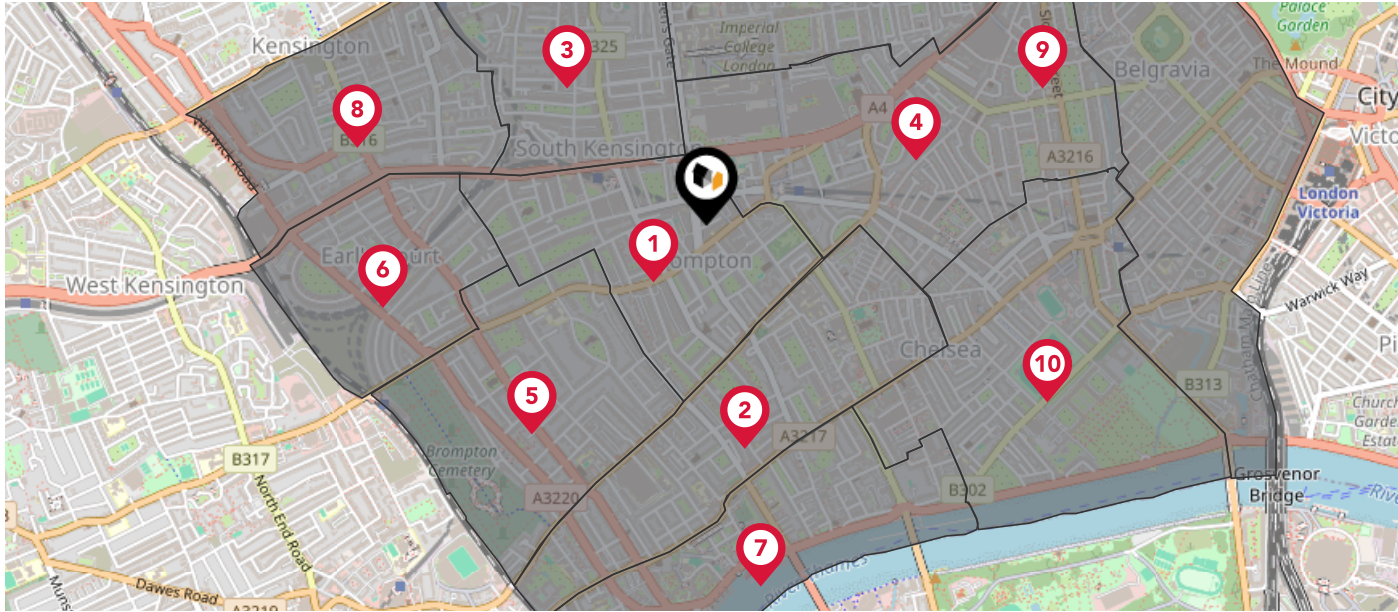
-  1 Thurloe/Smith's Charity
-  2 Queen's Gate
-  3 Cornwall
-  4 Chelsea Estates
-  5 Courtfield
-  6 Chelsea Park/Carlyle
-  7 Brompton
-  8 Chelsea
-  9 The Boltons
-  10 De Vere

Maps

Council Wards



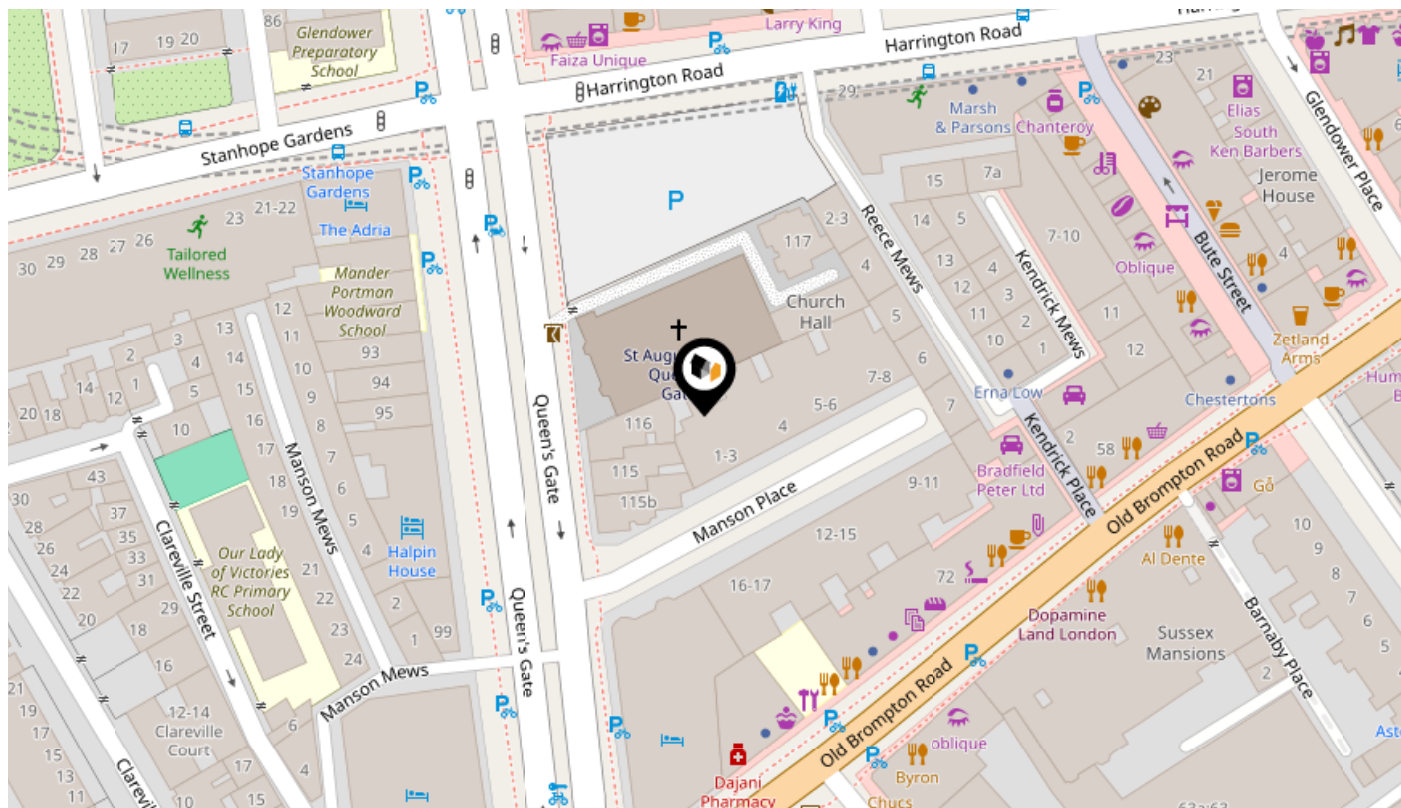
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Courtfield Ward
- 2 Stanley Ward
- 3 Queen's Gate Ward
- 4 Brompton & Hans Town Ward
- 5 Redcliffe Ward
- 6 Earl's Court Ward
- 7 Chelsea Riverside Ward
- 8 Abingdon Ward
- 9 Knightsbridge & Belgravia Ward
- 10 Royal Hospital Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

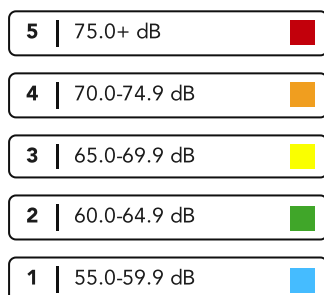


Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

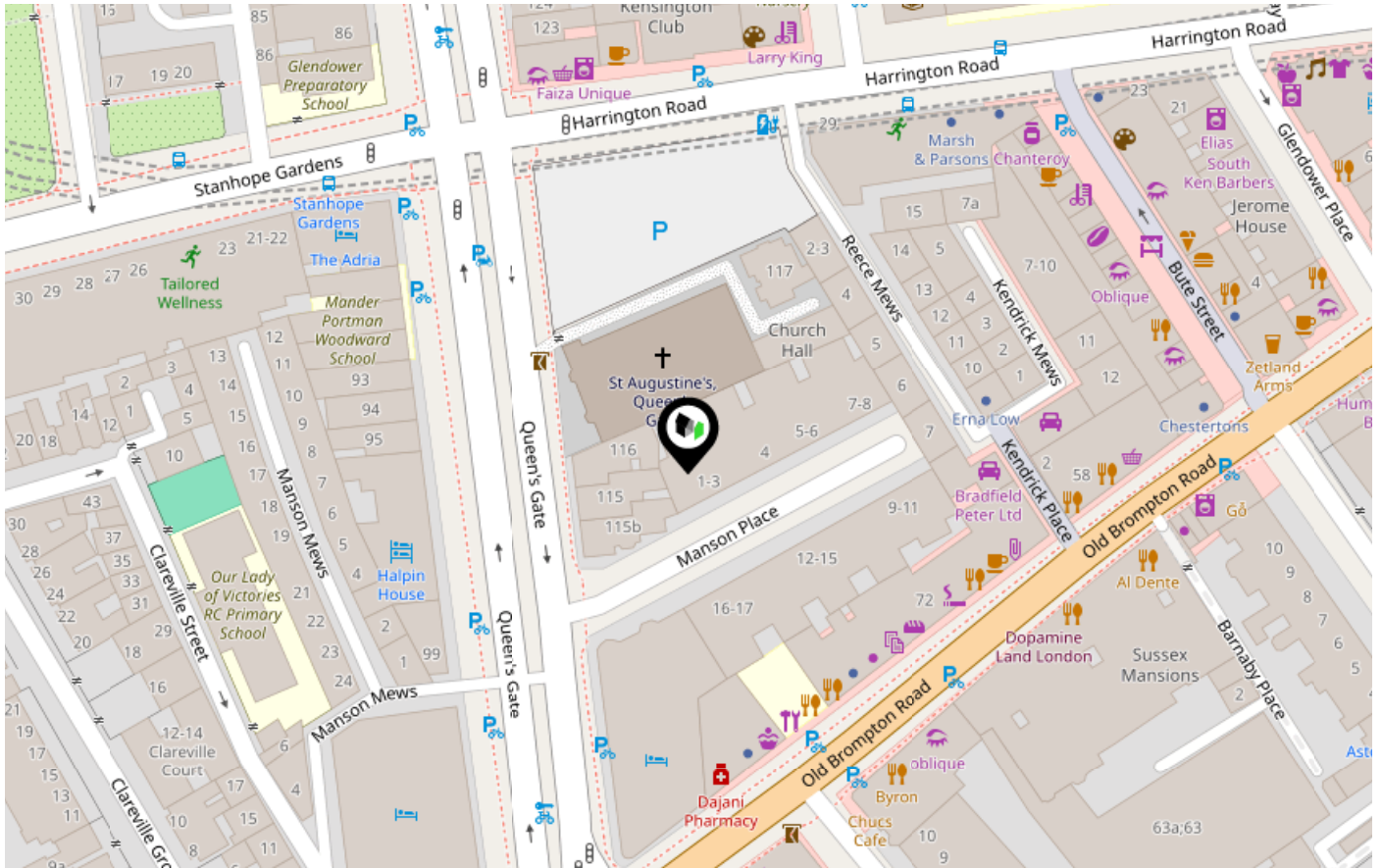


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

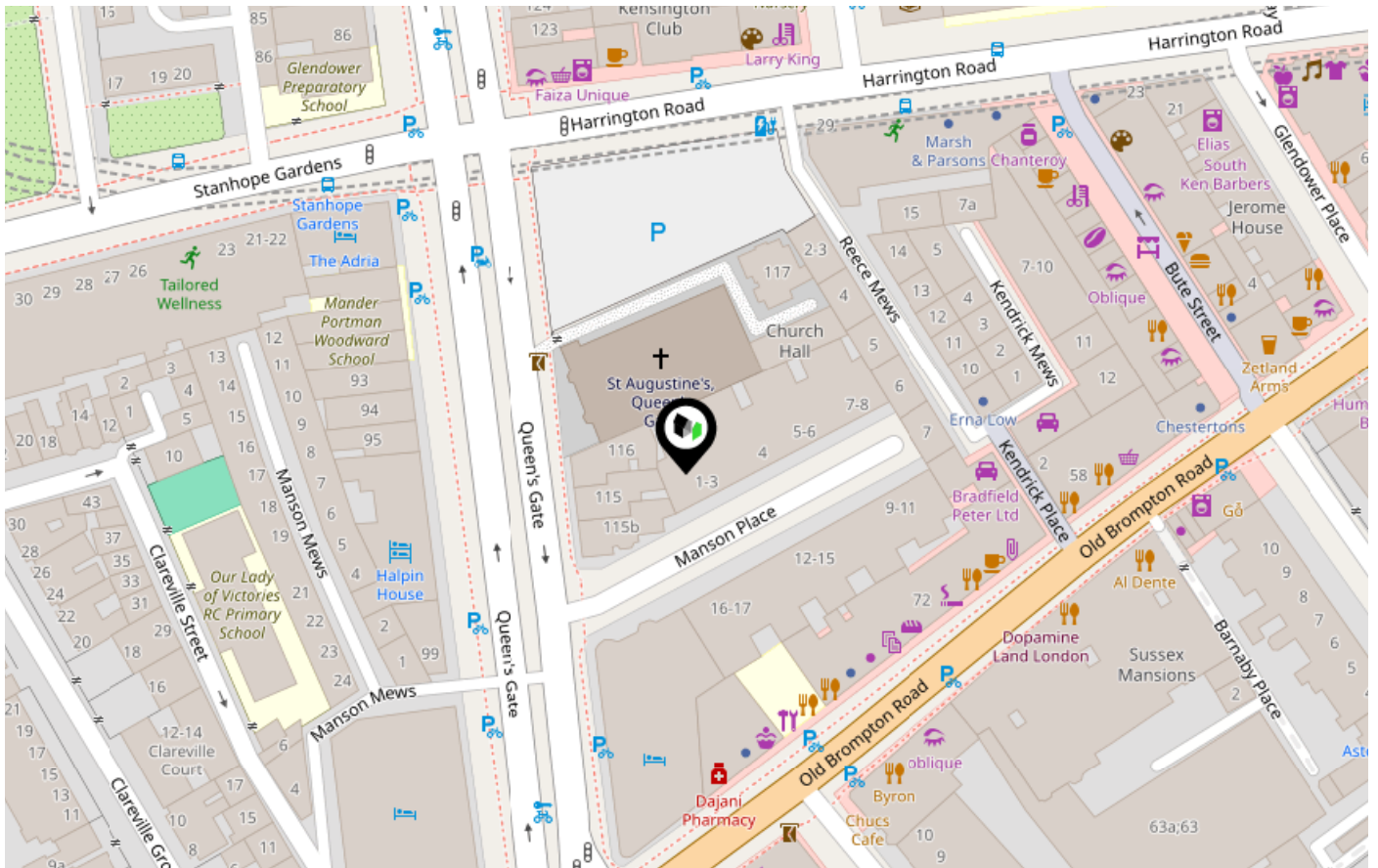
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

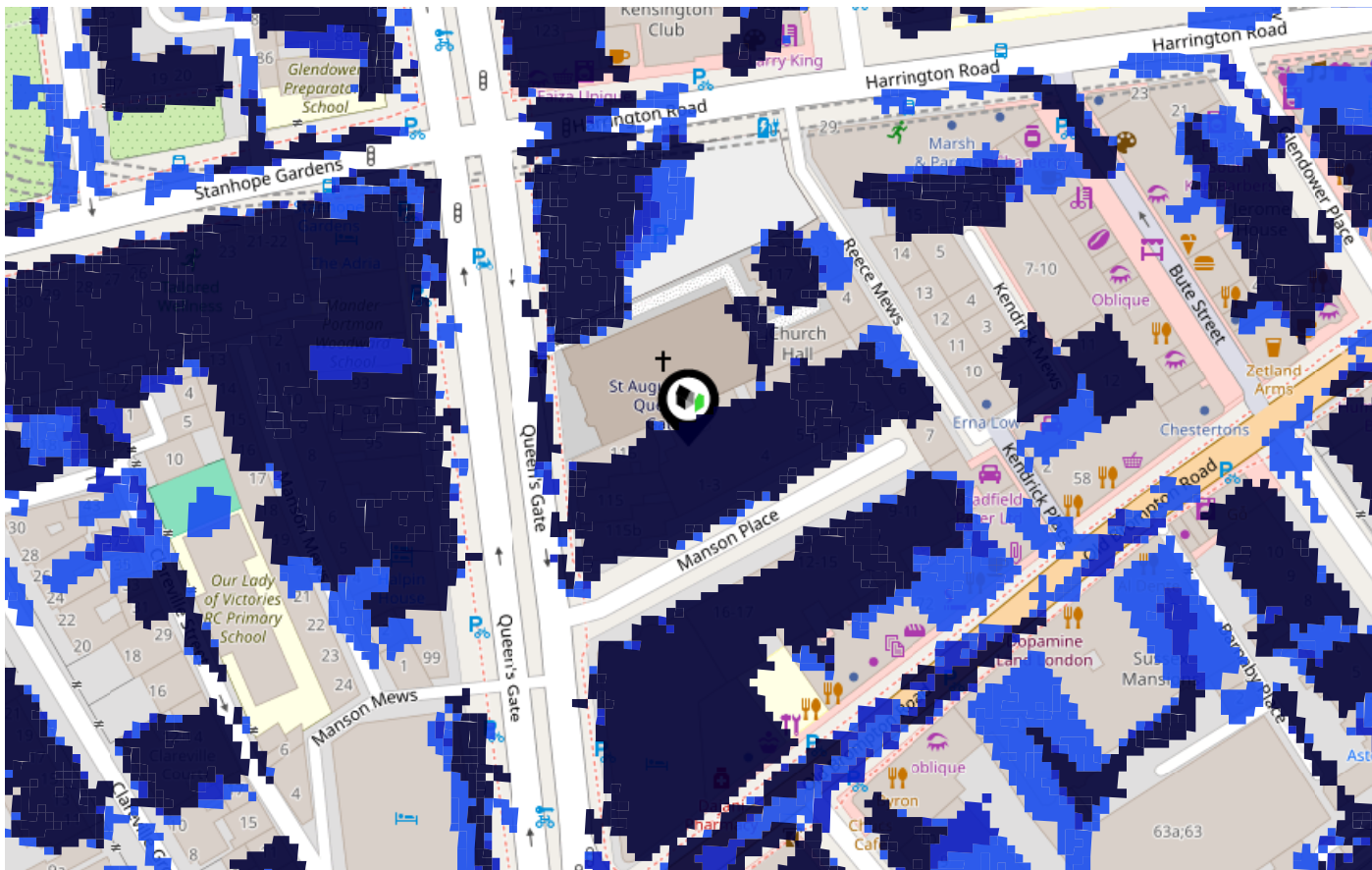


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

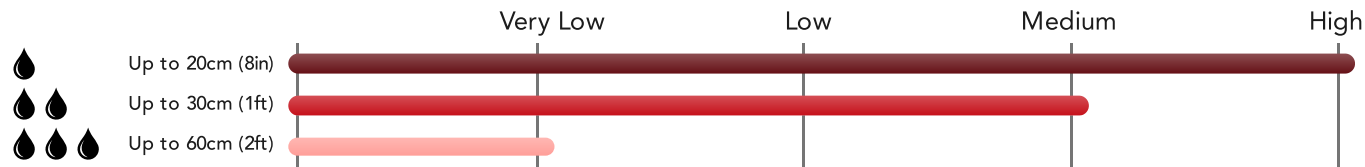


Risk Rating: High

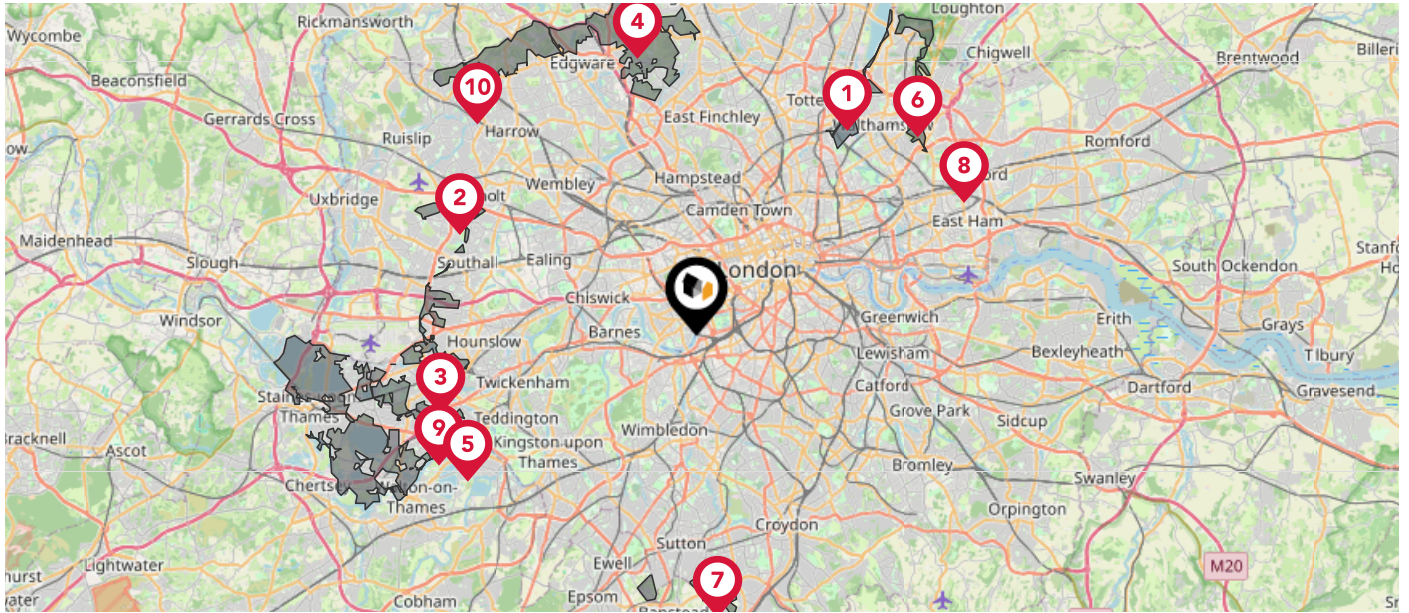
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.











Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

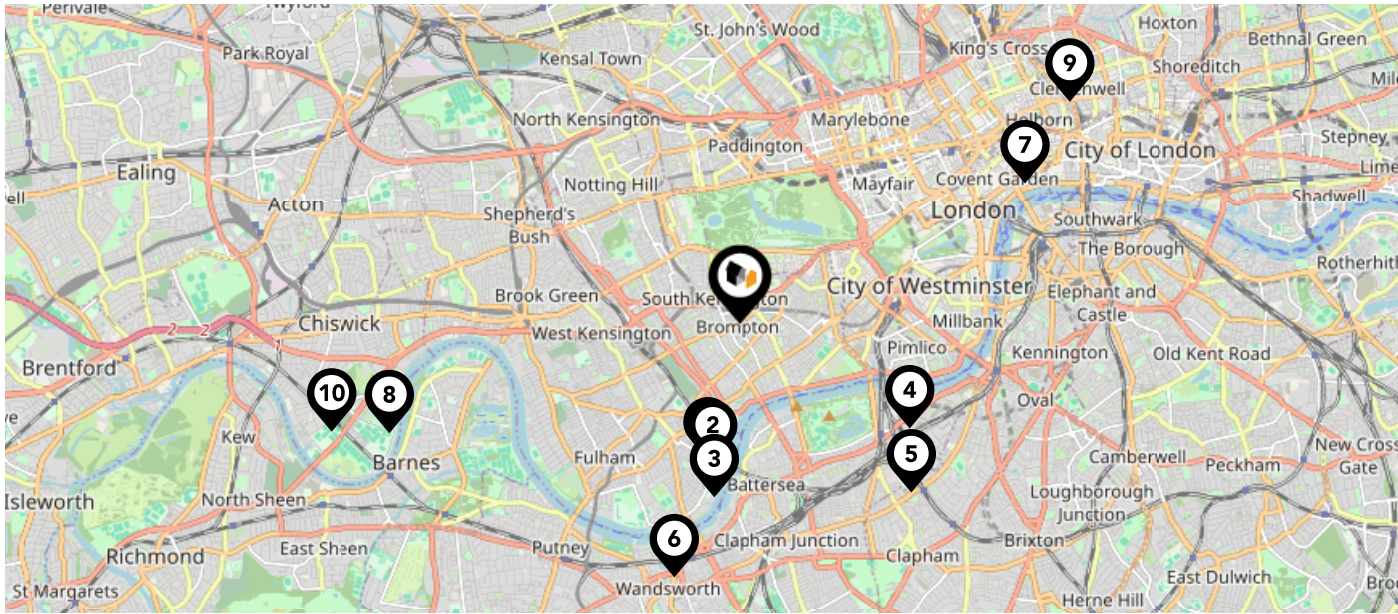
-  London Green Belt - Haringey
-  London Green Belt - Ealing
-  London Green Belt - Hounslow
-  London Green Belt - Barnet
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Waltham Forest
-  London Green Belt - Sutton
-  London Green Belt - Newham
-  London Green Belt - Spelthorne
-  London Green Belt - Harrow

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Chelsea Creek-Walham Greem, Chelsea, London	Historic Landfill	<input type="checkbox"/>
2	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill	<input type="checkbox"/>
3	Townmead Road-Sands End, London SW6	Historic Landfill	<input type="checkbox"/>
4	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill	<input type="checkbox"/>
5	Linford Street-London SW8	Historic Landfill	<input type="checkbox"/>
6	Feathers Wharf-Wandsworth, London	Historic Landfill	<input type="checkbox"/>
7	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill	<input type="checkbox"/>
8	Corney Road-Chiswick, London W4	Historic Landfill	<input type="checkbox"/>
9	Rosoman Street / Skinner Street-Finsbury	Historic Landfill	<input type="checkbox"/>
10	Staveley Road-Grove Park, Chiswick, Hounslow, London	Historic Landfill	<input type="checkbox"/>











Maps

Listed Buildings

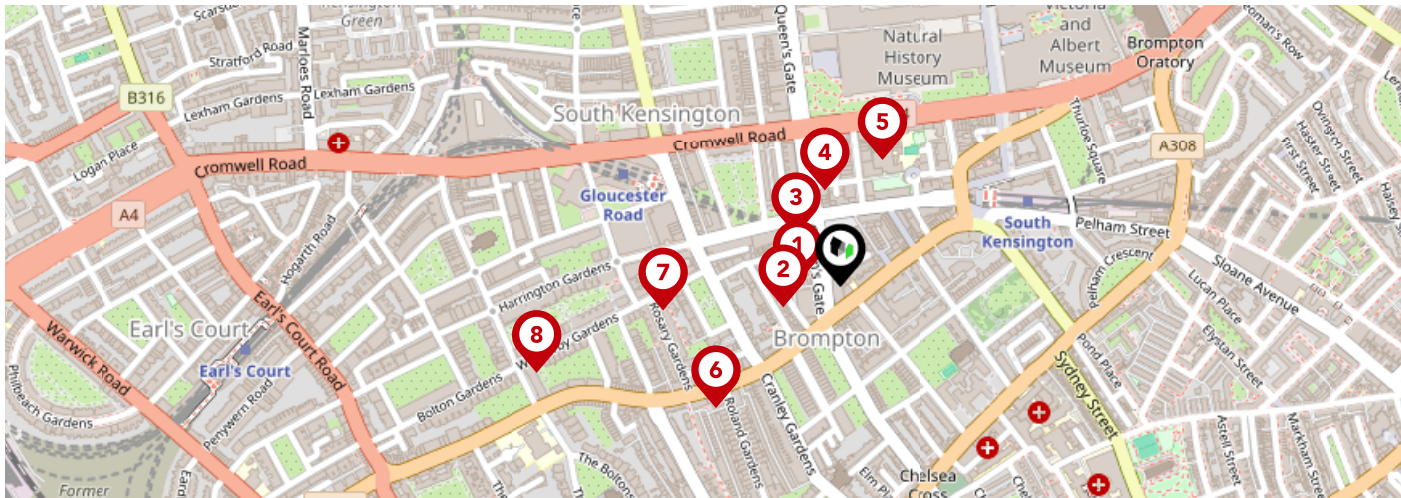


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

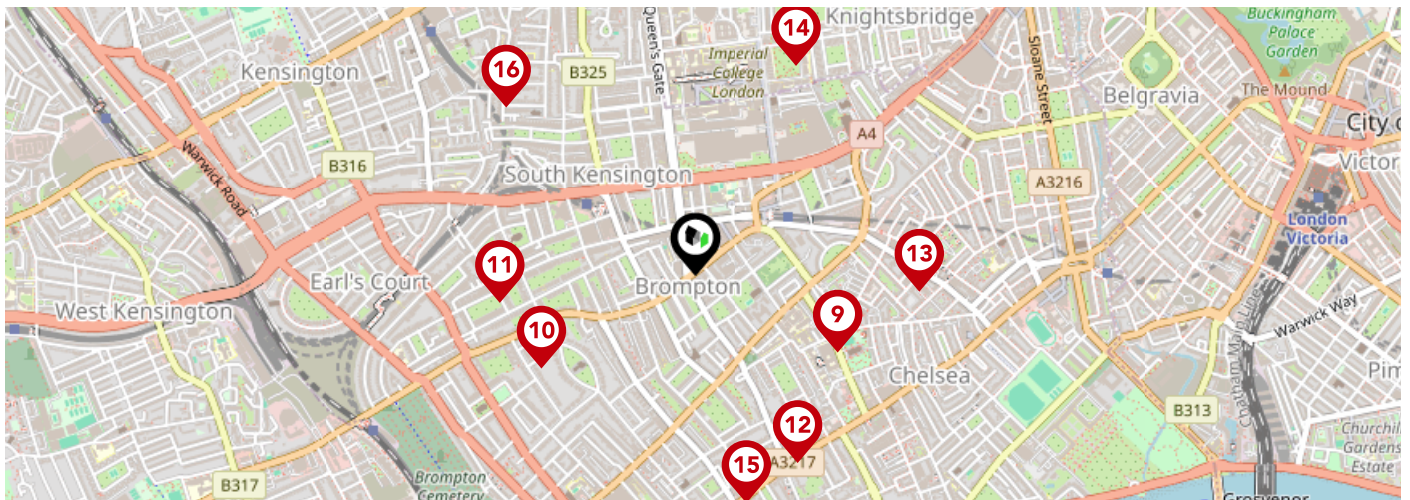










Listed Buildings in the local district	Grade	Distance
 1265998 - St Augustine's Vicarage	Grade II	0.0 miles
 1226157 - 114-116, Queen's Gate Sw7	Grade II	0.0 miles
 1226155 - 108-113, Queen's Gate Sw7	Grade II	0.0 miles
 1226161 - Church Of St Augustine	Grade II	0.0 miles
 1066611 - 50-78, Onslow Gardens Sw7	Grade II	0.1 miles
 1226798 - 21-31, Stanhope Gardens Sw7	Grade II	0.1 miles
 1066586 - 41-75, Onslow Square Sw7	Grade II	0.1 miles
 1066582 - Entrance Arch From Cranley Place	Grade II	0.1 miles
 1225539 - Entrance Arch From Queen's Gate (already On The Map)	Grade II	0.1 miles
 1357110 - 25-34, Onslow Gardens Sw7	Grade II	0.1 miles

Area Schools

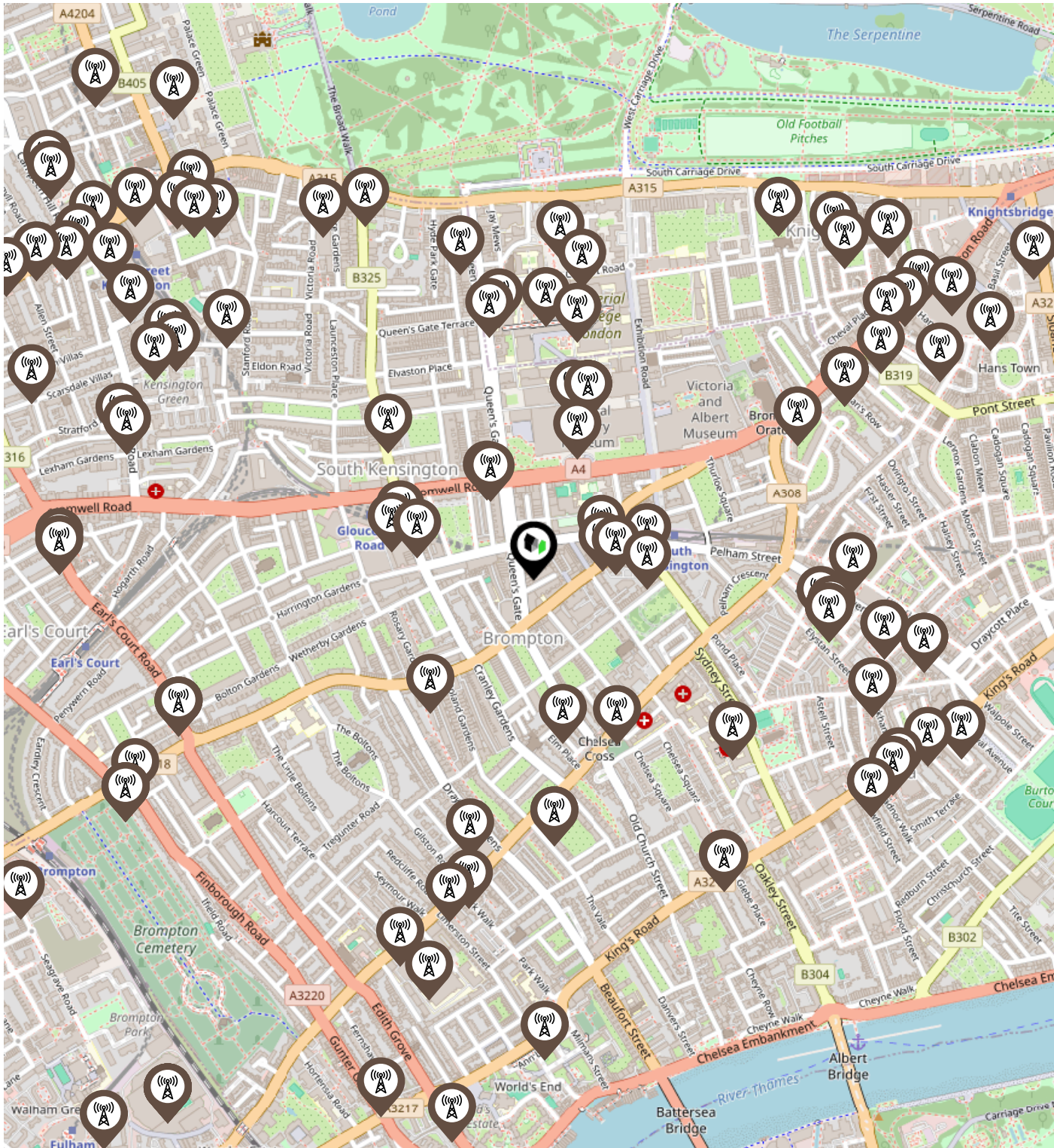


	Nursery	Primary	Secondary	College	Private
1 Mander Portman Woodward School Ofsted Rating: Not Rated Pupils: 589 Distance:0.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Our Lady of Victories RC Primary School Ofsted Rating: Good Pupils: 180 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Glendower Preparatory School Ofsted Rating: Not Rated Pupils: 290 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Queen's Gate School Ofsted Rating: Not Rated Pupils: 479 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Lycee Francais Charles de Gaulle Ofsted Rating: Inadequate Pupils: 3467 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Falkner House Ofsted Rating: Not Rated Pupils: 346 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Philip's School Ofsted Rating: Good Pupils: 69 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Wetherby Kensington Ofsted Rating: Not Rated Pupils: 196 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Oratory Roman Catholic Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bousfield Primary School Ofsted Rating: Good Pupils: 430 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Collingham Ofsted Rating: Not Rated Pupils: 173 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hampshire School Chelsea Ofsted Rating: Not Rated Pupils: 68 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marlborough Primary School Ofsted Rating: Good Pupils: 386 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brighton College Prep Kensington Ofsted Rating: Not Rated Pupils: 278 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cameron Vale School Ofsted Rating: Not Rated Pupils: 63 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thomas's Kensington Ofsted Rating: Not Rated Pupils: 346 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

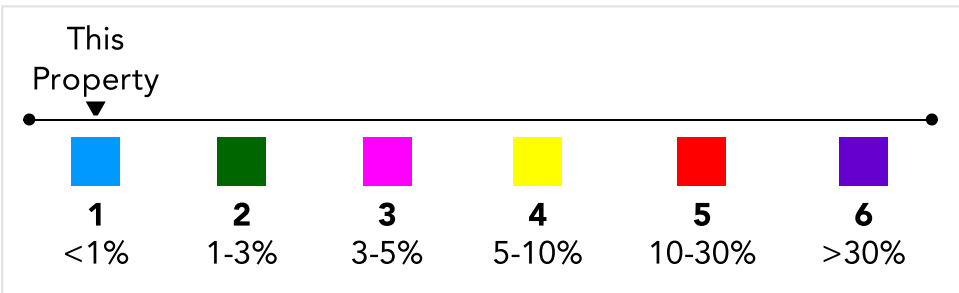
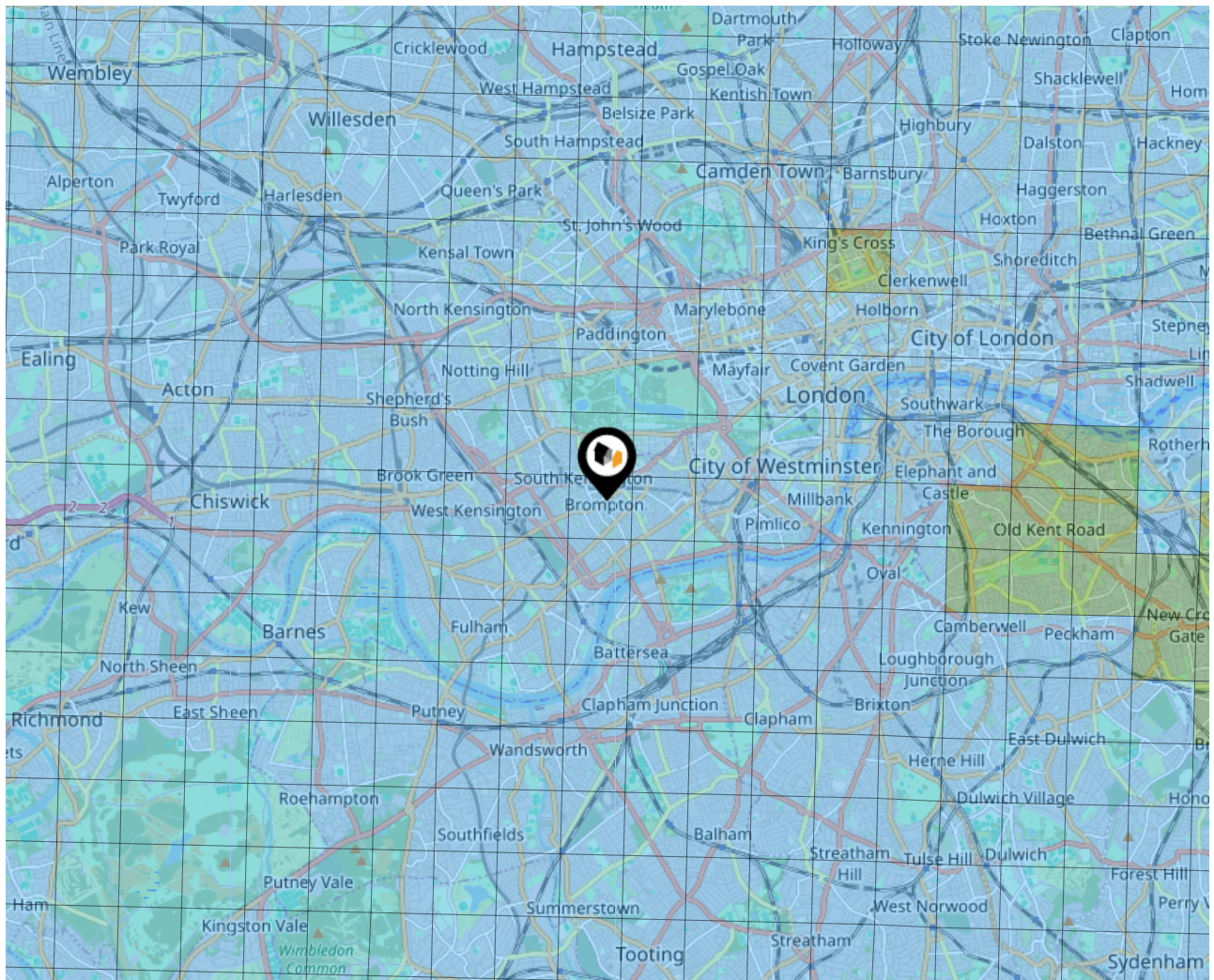
Environment

Radon Gas

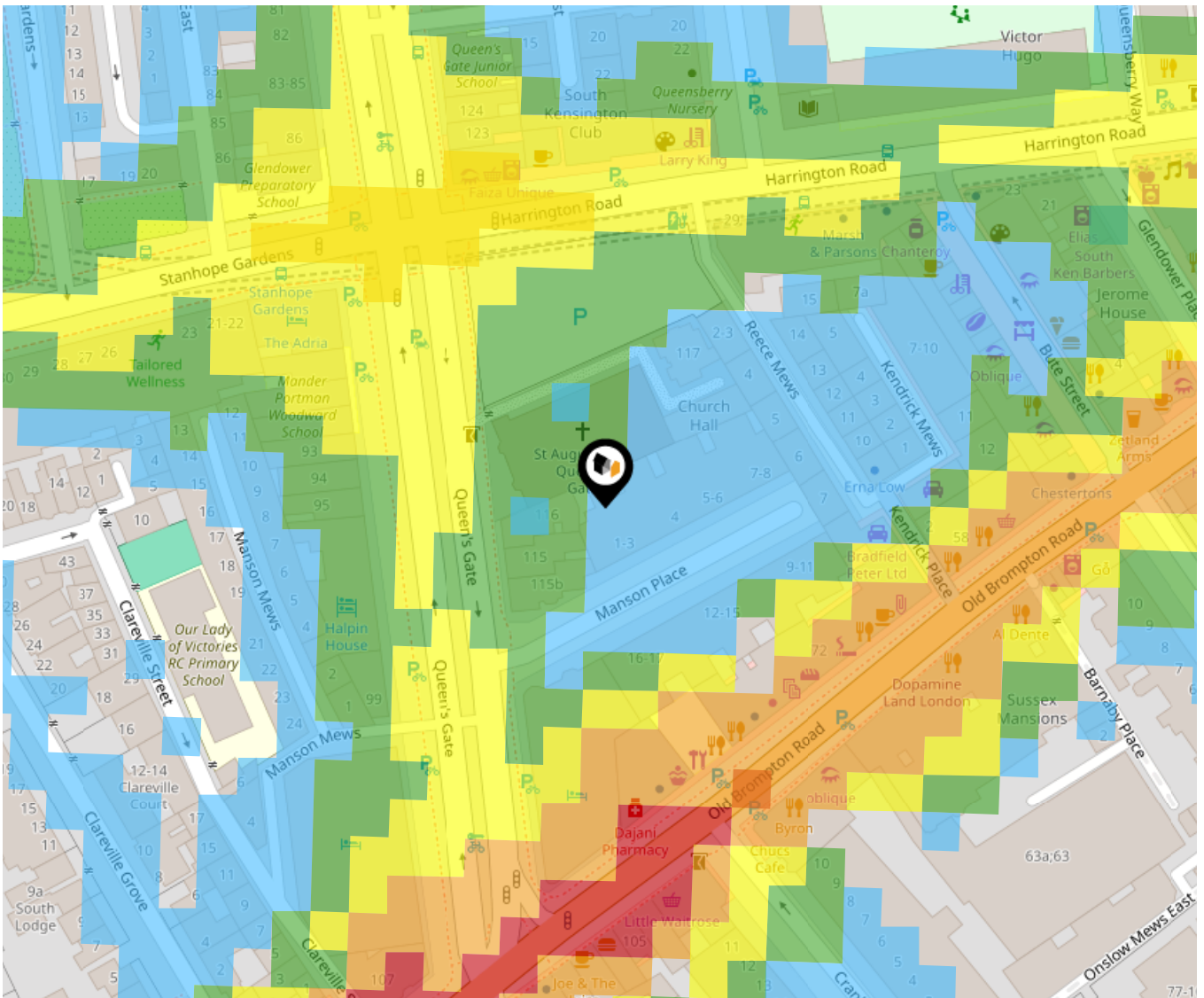


What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area Road Noise

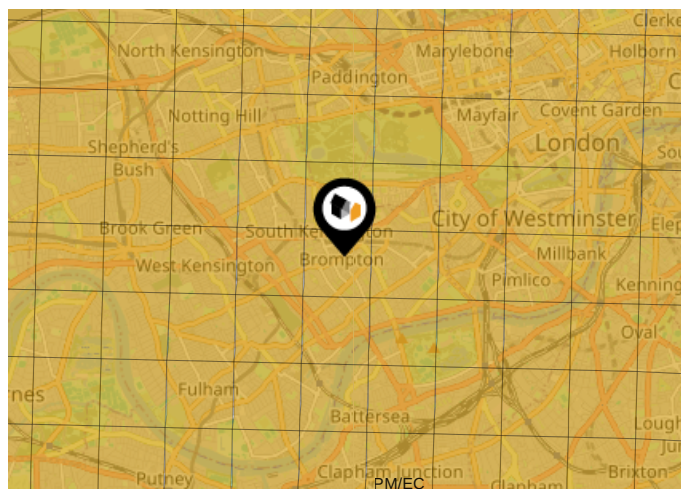


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

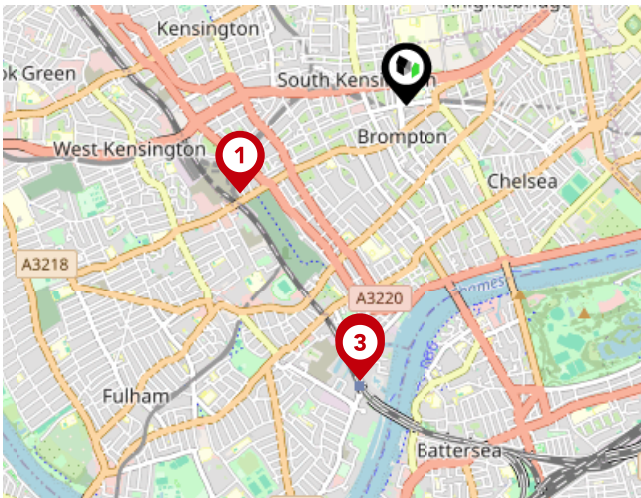
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

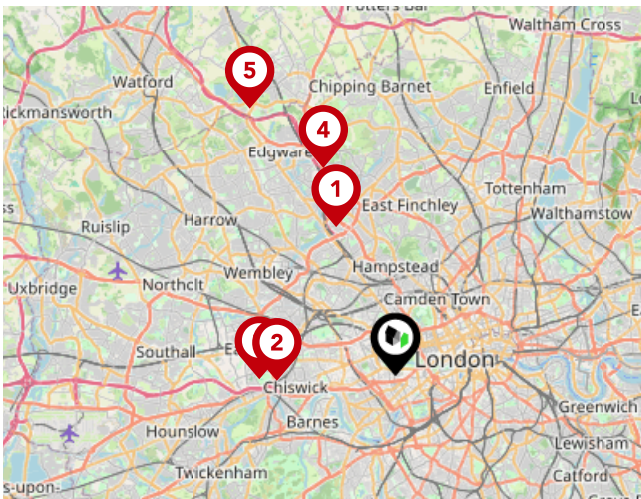
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



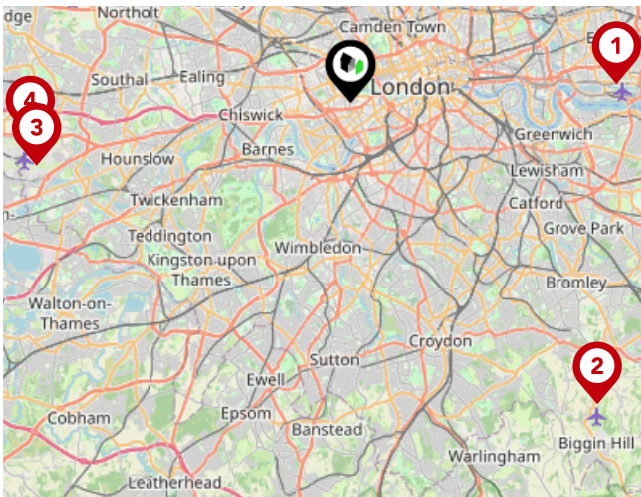
National Rail Stations

Pin	Name	Distance
1	West Brompton Station	0.86 miles
2	Imperial Wharf Station	1.26 miles
3	Imperial Wharf Station	1.29 miles



Trunk Roads/Motorways

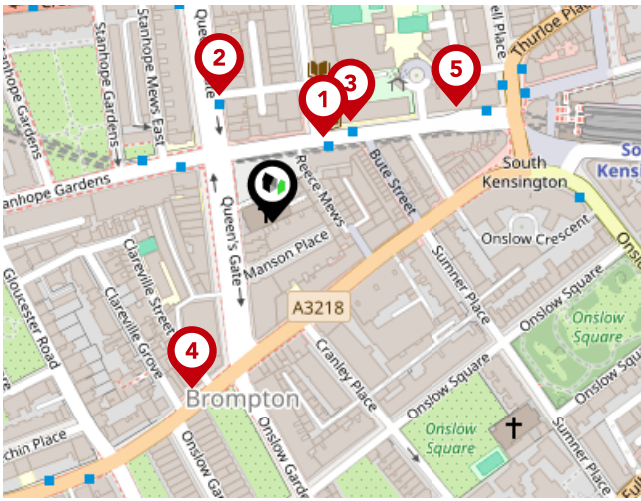
Pin	Name	Distance
1	M1 J1	5.96 miles
2	M4 J1	4.41 miles
3	M4 J2	5.08 miles
4	M1 J2	8.16 miles
5	M1 J4	11.24 miles



Airports/Helipads

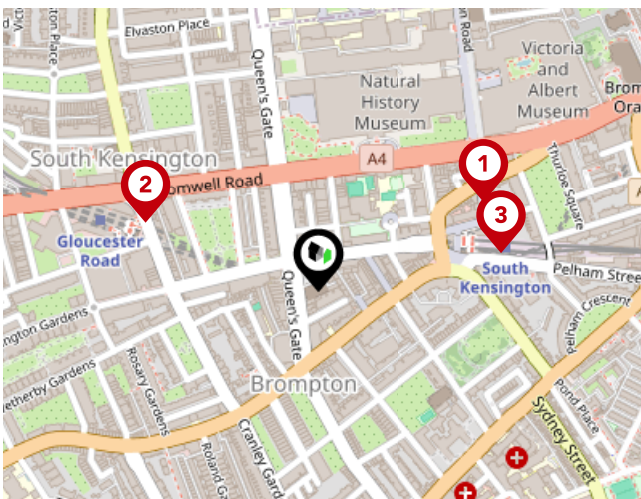
Pin	Name	Distance
1	Silvertown	9.84 miles
2	Leaves Green	14.36 miles
3	Heathrow Airport Terminal 4	11.85 miles
4	Heathrow Airport	11.92 miles

Area Transport (Local)



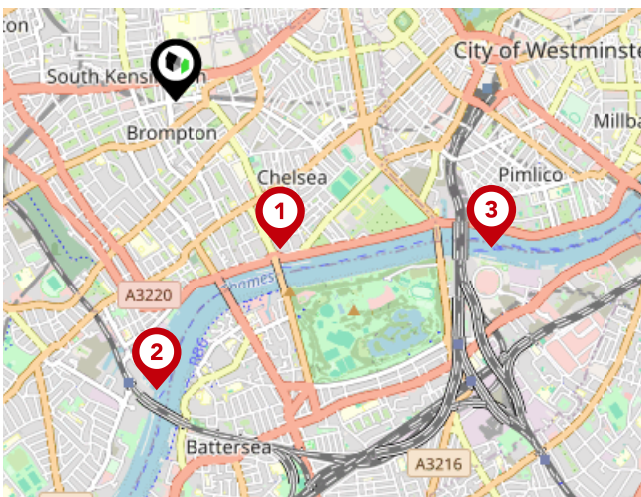
Bus Stops/Stations

Pin	Name	Distance
1	Queensberry Place	0.06 miles
2	Harrington Road	0.08 miles
3	Queensberry Place	0.07 miles
4	Onslow Gardens South Kensington	0.11 miles
5	South Kensington Station	0.12 miles



Local Connections

Pin	Name	Distance
1	South Kensington Station	0.22 miles
2	Gloucester Road	0.21 miles
3	South Kensington Station	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Cadogan Pier	0.83 miles
2	Chelsea Harbour Pier	1.33 miles
3	Battersea Power Station Pier	1.6 miles



Century21

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



Roger Collings

57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2

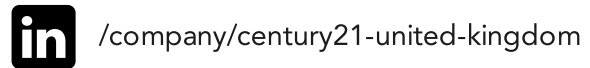
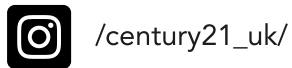
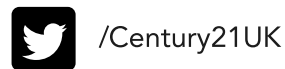


My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office
Agency

