



{ EARLS COURT ROAD LONDON W8
£2,200 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Earls Court Road London W8

£2,200 Per Month
Furnished

 1 Bedroom
 1 Bathroom
 1 Reception

Features

- One Bedroom, - Open Plan Kitchen
Reception, - Wooden Floors, - 4th Floor, -
Furnished, - Close to Transport

Council Tax

Council Tax Band D

Hamptons
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{ A LOVELY ONE BEDROOM APARTMENT WITH WOODEN FLOORS

The Property

A bright and well presented modern one bedroom apartment with wooden floors on the fourth floor of this pretty conversion, close to Kensington and Earls Court. The apartment comprises of a modern open plan kitchen reception, good size double bedroom and shower room. Offered furnished.

Location

Earls Court Road is well located for all the amenities of Kensington High Street and for the motorist the A4/M4 is close by offering easy links into and out of London.



EARLS COURT ROAD LONDON

Approximate Gross Internal Area

333 sq. ft. (30.9 sq. m.)



CH 7'6/2.3 = Ceiling Height

Fourth 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.
ID825510

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		
How energy efficient does the building perform?	Current	Potential
A (84-92)		
B (69-83)		
C (54-68)		
D (39-53)		
E (29-38)		
F (22-28)		
G (1-21)		
Not energy efficient - higher running costs		
	67	77
England & Wales		EU Directive 2002/91/EC

