



Pembroke Road  
Kensington, W8

£2500.00 pcm including bills

 1  1  Flat/Apartment

**HOMESITE**

# Beautiful studio apartment with concierge and communal gardens – Bills included.

## FULL DETAILS

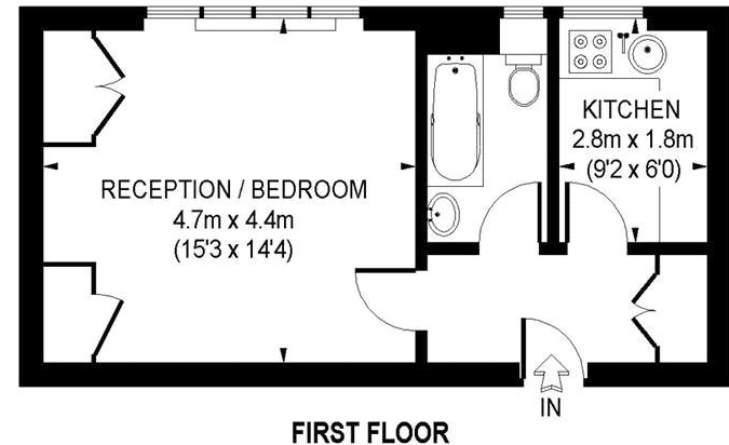
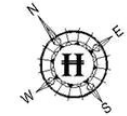
Newly decorated studio apartment with a modern bathroom and kitchen, located on the first floor of this prestigious building in Kensington. The flat has wooden floors throughout and views over the beautiful communal gardens. The building has 24 hr portering and is within easy reach of High Street Kensington and Earls Court. **Bills Included.**

## PROPERTY FEATURES

- First floor with lift and concierge
- Newly renovated
- Studio Room with good storage
- Separate Kitchen
- Bathroom
- Communal Gardens
- 24 Hour Concierge
- All utility Bills and Council Tax Included

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## CHATSWORTH COURT



APPROXIMATE GROSS INTERNAL AREA = 377 SQ. FT. (35 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

\*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.