



Kensington Court  
Kensington, W8

£400 per week

🛏️ 1 🚿 1 🏠 Flat/Apartment

HOMESITE



# Bright south-facing studio in the heart of Kensington

## FULL DETAILS

South facing studio apartment with a separate fully fitted kitchen in the heart of Kensington. Located on the second floor (with lift) and with an abundance of natural light the flat is 5 minutes' walk from Kensington High Street tube, Kensington Gardens and Hyde Park. The bars, restaurants, bars, cafe's & shopping of Kensington are truly in your door step. It is also well served by a multiple of bus services plus Paddington Mainline Station (Heathrow Express) & Victoria (Gatwick Express) are also within 10 minutes.

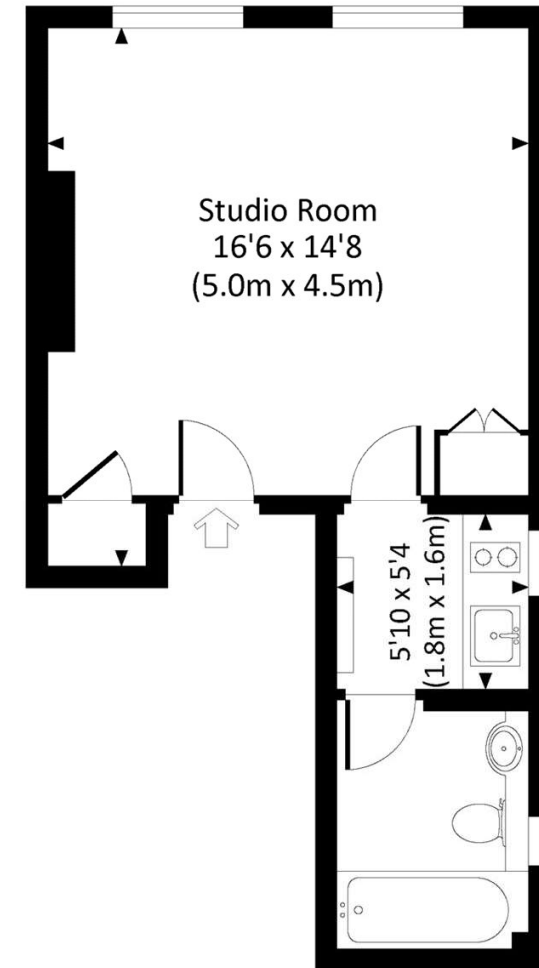
## PROPERTY FEATURES

- Large Studio Room
- Plenty of Natural light
- Modern Bathroom
- Separate Kitchen
- Lift
- High Street Kensington Tube (Circle and District Lines)
- Moments from Hyde Park
- Kensington & Chelsea Council - Band D
- Gas and Electricity - £60 per

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## KENSINGTON COURT, W8

Approx. gross internal area  
297 Sq Ft. / 27.6 Sq M.



SECOND FLOOR

All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com 020 7410 9933

\*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.