



**Ground floor - 1 bedroom - 405sq ft
Kensington Gardens Square, Garden
House,**

TO RENT £3,354 PCM

Available from 05 July.

This superbly refurbished one bedroom apartment is situated on the ground floor garden level within this stunning Grade II listed building.

The apartment has been decorated and finished to the highest of standards with high end modern finishes whilst retaining its original Grade II listed features from the original building. The apartment comprises a splendid double bedroom with ample storage, a luxurious reception with bespoke furniture, an exquisite polished marble bathroom and a fully fitted bespoke Miele kitchen.

- Interior Designed
- 24-Hour Concierge Service | On-Site Building Manger | CCTV
- High Ceilings
- Lift Service
- Newly Refurbished
- Flexible Rental Terms | No Agency Fees

This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.

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South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

Location



Description



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		31	37
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		32	36
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.