



Kensington Gate, South Kensington, W8 5NA

TO RENT £15,000 PCM

## Kensington Gate

# A SIMPLY STUNNING FAMILY HOME THAT NEEDS TO BE SEEN TO BE APPRECIATED

A rare opportunity to rent an excellent family home, offering over 4900 sq ft house arranged over five floors which is situated on the esteemed Kensington Gate Garden Square. The property boasts seven bedrooms and benefits from lift access while retaining many of its original period features and offers direct access to the beautifully maintained Kensington Gate Garden Square.





## IDEALLY LOCATED EQUIDISTANCE FROM THE VILLAGE TO THE TOWN CENTRE, THIS PROPERTY SITS ON ONE OF WIMBLEDON'S MOST PRESTIGIOUS ROADS

Kensington Gate, W8, is an exclusive residential area in Kensington, renowned for its Victorian and Georgian architecture, luxurious properties, and prime central London location. This prestigious neighborhood offers a blend of historical charm and modern amenities, with proximity to Kensington Gardens, Hyde Park, and top cultural landmarks like the Royal Albert Hall and Victoria and Albert Museum. High-end boutiques, restaurants, and excellent schools, such as Thomas's.

- **7 Bedroom Family Home**
- **5 Bathrooms**
- **4 Reception Rooms**
- **Study**
- **Lift Access**
- **2 Kitchens**
- **Balcony**
- **2 Patios**
- **High ceilings**
- **Available now**

## Kensington Gate







Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	<b>44</b>

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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



Estate Agents  
Valuers  
Private office  
Development Consultants  
Property Consultants  
Asset & Capital Management

Fuller Gilbert & Company Est. 2001

