



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
82.1 sq m / 883 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.9 sq m / 20 sq ft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0sq m / 0.0 sq ft

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.

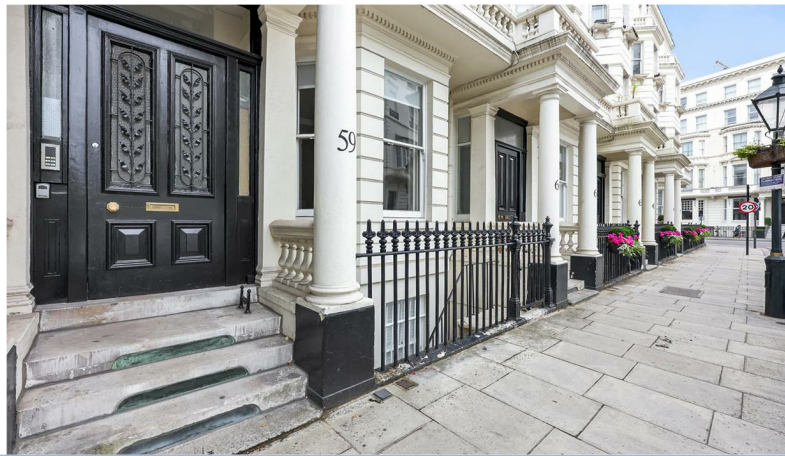
Maison  
VUE

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 the 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.

Stanhope Gardens, London, SW7 5RF  
TO RENT £4,765 PCM

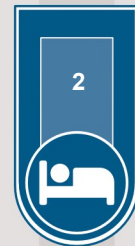






## The location

Stanhope Gardens is conveniently located just a short walk from South Kensington underground station, providing excellent transport links. The neighborhood is home to world-renowned museums and cultural institutions, adding to its vibrant appeal. Additionally, residents enjoy close proximity to the expansive green spaces of Hyde Park and Kensington Gardens, as well as the variety of shops and restaurants along Fulham Road.



## The Property

This beautifully presented, recently refurbished raised ground floor apartment on Stanhope Gardens offers two bedrooms and two bathrooms. The impressive property boasts a stunning bay-fronted living room with high ceilings within the region of 3.5m

The imaginatively designed kitchen is well-equipped, and the luxurious principal suite is quietly situated at the rear. Additionally, the apartment includes a guest bedroom and shower room, as well as an extra bedroom and bathroom. Modernized with a blend of contemporary and classic elements

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.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	