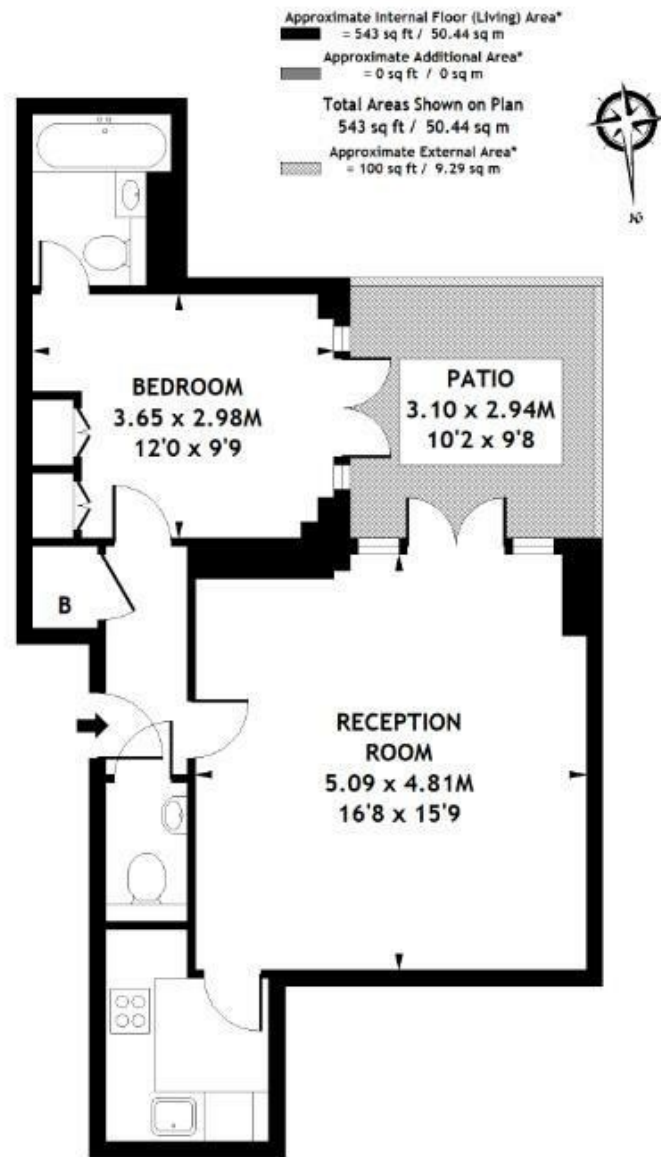


Hyde Park Gate, South Kensington, SW7 5ED

TO RENT £1,950 PCM



Lower Ground Floor

Illustration for identification purposes only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable

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.



95 High Street Wimbledon SW19  
020 8016 9700  
wvlettings@fullergilbert.co.uk

Fuller Gilbert   
& Company Est. 2001

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

38 - 40 Gloucester Road SW7  
020 7581 0154  
sklettings@fullergilbert.co.uk

for rent

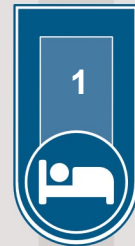
Fuller Gilbert   
& Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Situated in a lovely portered block, just opposite Kensington Gardens, this light and airy flat is just moments from the amenities and transport links of High Street Kensington and Gloucester Road. Long let



THE PROPERTY

This one double bedroom flat is located on Hyde Park Gate, comprising of a double bedroom, with en-suite, large reception room, fully fitted kitchen and guest cloakroom. There is also a patio which is accessible from both the reception and bedroom.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D		50	56
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.