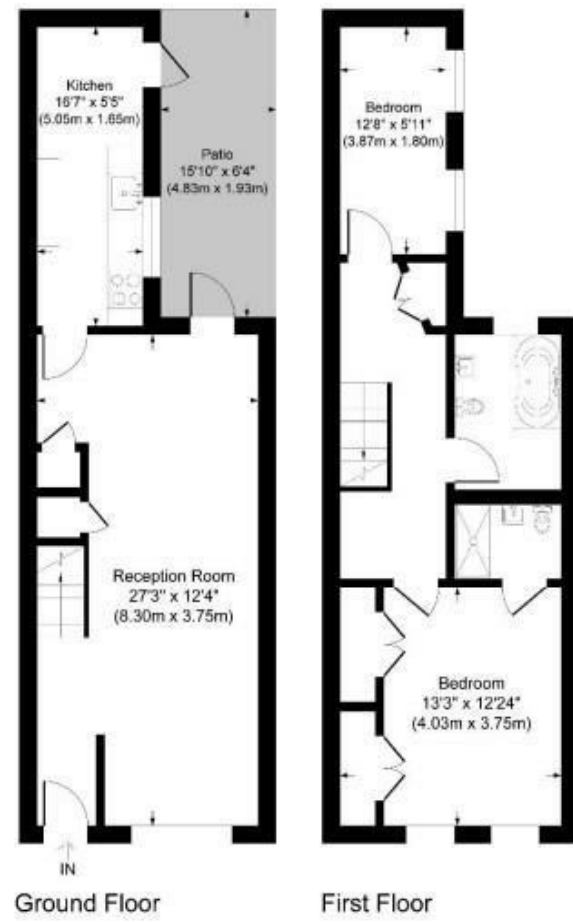


Child's Walk, Earls Court, SW5 9RZ

TO RENT £3,683 PCM



Childs Walk

Approximate Gross Internal Area
Ground Floor = 40.4 sq m / 435 sq ft
First Floor = 40.4 sq m / 435 sq ft
Total = 80.9 sq m / 871 sq ft



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.

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020 8016 9700
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Fuller Gilbert
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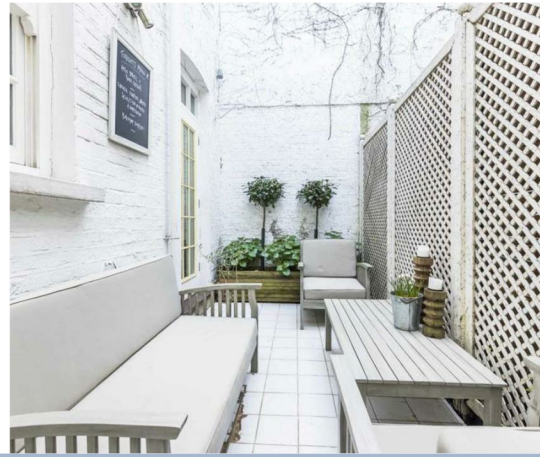
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38 - 40 Gloucester Road SW7
020 7581 0154
sklettings@fullergilbert.co.uk

for
rent

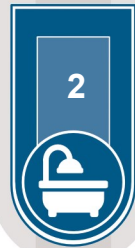
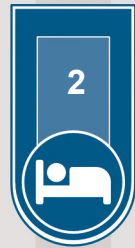
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Child's Walk is ideally located close to numerous shops and restaurants in the immediate area. The house is within close proximity of the major transport links of Earl's Court underground (District and Piccadilly lines) and Gloucester Road underground (District, Circle and Piccadilly lines), whilst High Street Kensington, South Kensington, Knightsbridge and the Kings Road are a short walk away.



THE PROPERTY

Located in a peaceful cul-de-sac in the heart of Earl's Court, this beautifully presented 2-bedroom house offers a perfect blend of charm and modern living. On the ground floor there is a double reception room leading to the galley kitchen with doors onto the courtyard garden. On the 1st floor a spacious main bedroom with built in wardrobe's and ensuite. Family bathroom and 2nd bedroom towards the rear of the property. Located just moments from Earl's Court Station and the vibrant amenities of the area, this home offers the convenience of city living with a sense of seclusion.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	64	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.