



SECOND FLOOR

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.

Rosary Gardens, South Kensington, SW7 4NT
 TO RENT £2,167 PCMPM



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

Fuller Gilbert
 & Company Est. 2001

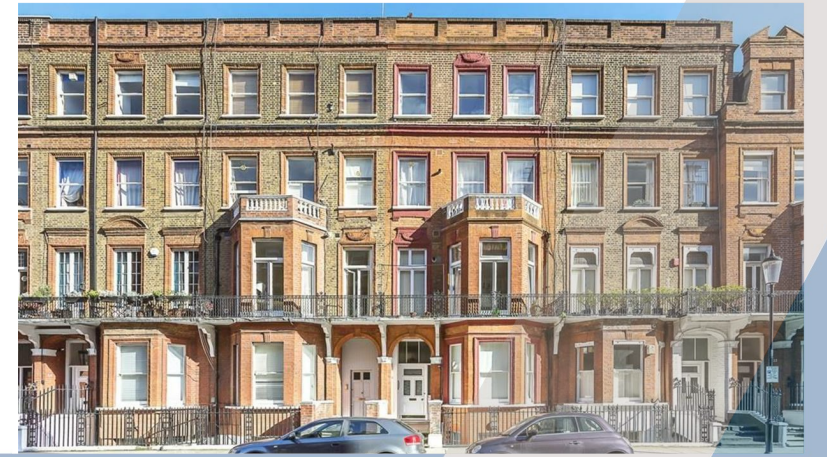
www.fullergilbert.co.uk

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

for
 Sale

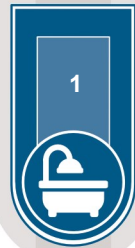
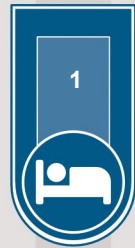
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THE LOCATION

Rosary Gardens is quietly situated north of Brompton Road and west of Gloucester Road which has excellent restaurants, cafes and shops. Gloucester Road underground station is within a few minutes walk (Piccadilly, Circle and District lines).



THE PROPERTY

A second floor, one bedroom apartment on featuring a spacious reception room with sash windows, fitted kitchen, double bedroom and family bathroom. The bedroom is a good size and has good built in storage. Flat comprises of entrance hall; reception; separate kitchen; double bedroom; family bathroom.

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) 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		
England & Wales	69	79
	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	