



## Southwell Gardens, South Kensington, London, SW7

£750 per week\* / £3,250 per month – Furnished

A spacious, well presented two bedroom, two bathroom flat with private entrance, located within this attractive period building.

2 Bedrooms | 1 Reception Room | 2 Bathrooms | Lower Ground Floor Flat | 871 Approx sq ft | EPC: D

APPLICANT FEES MAY BE APPLICABLE  
HOLDING DEPOSIT OF 1 WEEK'S RENT  
SECURITY DEPOSIT OF 5 WEEKS' RENT

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## DESCRIPTION

The property comprises a large reception room with open-plan kitchen, master bedroom with en-suite shower room, a second double bedroom and a large family bathroom. The flat is situated on the lower ground floor and benefits from its own, secure entrance and wooden floors throughout. The property is located within easy reach of South Kensington and Gloucester Road and is available from the beginning of October on a furnished basis.





ACCOMMODATION

2 Bedrooms, 1 Reception Room,  
2 Bathrooms, Lower Ground Floor Flat,  
Furnished, 871 Approx Sq ft

COUNCIL TAX BAND

Band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



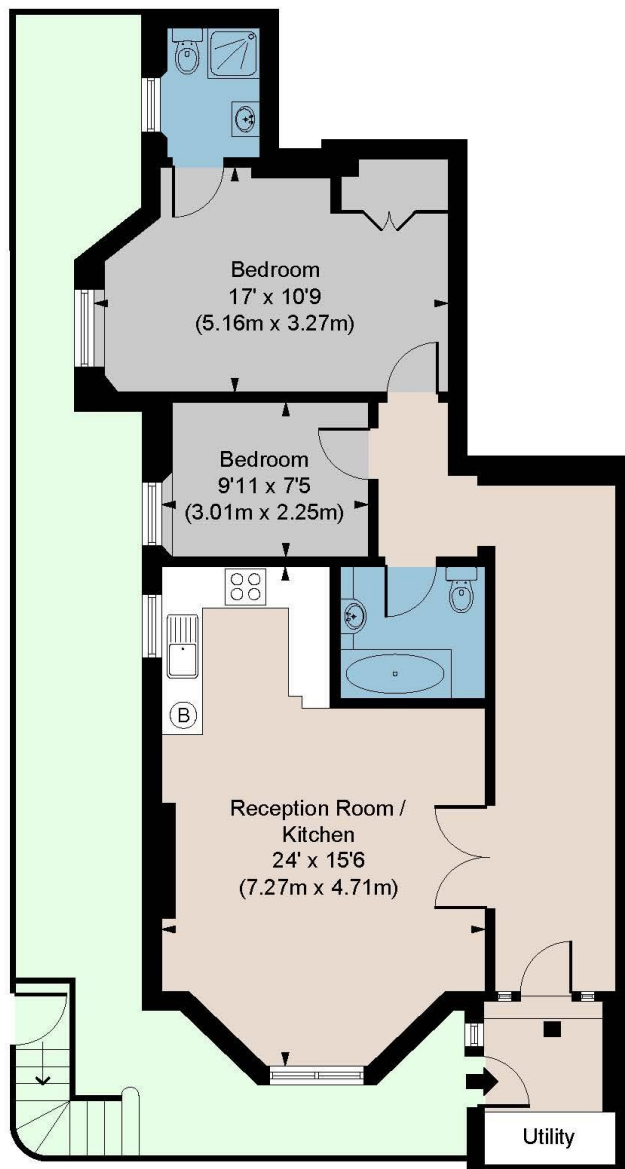
# SOUTHWELL GARDENS SW7

APPROX. GROSS INTERNAL AREA \*

871 Ft<sup>2</sup> - 80.93 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice



LOWER GROUND FLOOR

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

*\*Please note, rent cannot be paid on a weekly basis*

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