



Southwell Gardens, South Kensington, London, SW7

£1,100 per week – Furnished or Part Furnished

A stunning two bedroom, two bathroom, First Floor Flat with exceptional private outside space.

2 Bedrooms | 1 Reception Room | 2 Bathrooms | Roof Terrace | Balcony | First Floor Flat | 1,037 Approx sq ft | EPC: D

APPLICANT FEES MAY BE APPLICABLE

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DESCRIPTION

This wonderful property has been lovingly refurbished throughout by the owner with modern fixtures and fittings and hard-wood flooring. Located on the First Floor of this attractive period building, the flat benefits from superb ceiling heights and floor-to-ceiling windows in the reception room, providing an abundance of natural light.

A private balcony is located off the open-plan kitchen/reception room with views over this quiet street. To the rear of the flat are two double bedrooms, both with superb built-in storage, and two contemporary shower rooms (one en-suite).

The outstanding feature of this property is the large, South-facing terrace located to the rear of the flat, with views over the beautiful St Stephen's Church.

The flat is available from mid-September on a furnished basis.



ACCOMMODATION

2 Bedrooms, 1 Reception Room,
2 Bathrooms, Roof Terrace, Balcony,
First Floor, Furnished or Part Furnished,
1,037 Approx Sq ft

COUNCIL TAX BAND

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

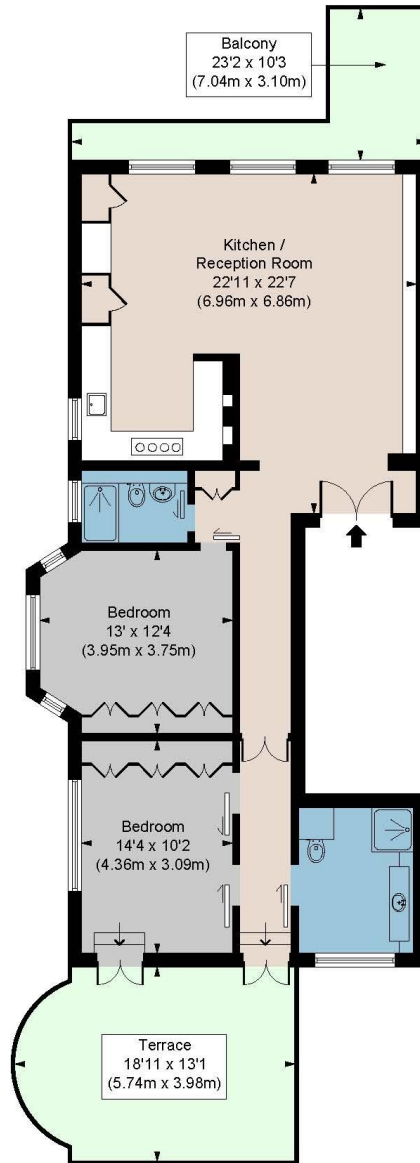


SOUTHWELL GARDENS SW7

APPROX. GROSS INTERNAL AREA *
1037 Ft² - 96.37 M²

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



FIRST 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.

CPCREATIVE
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.

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