



## Kenway Road, Earl's Court, London, SW5

£4,000 per month – Unfurnished

A charming and well-proportioned three bedroom cottage in the heart of the popular Kenway Village.

3 Bedrooms | 2 Reception Rooms | 2 Bathrooms | Garden | Terraced House | 1,418 Approx sq ft | EPC: E

HOLDING DEPOSIT OF 1 WEEK'S RENT  
SECURITY DEPOSIT OF 5 WEEKS' RENT

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## DESCRIPTION LOCATION

This delightful property features a spacious reception room, fully fitted kitchen/dining room with French windows leading out to the private garden. Upstairs are two double bedrooms with built in storage and the family bathroom located on the first floor, with the large master bedroom and en-suite shower room located on the second floor.

This property is available from the end of January on an unfurnished basis.

## LOCATION

Kenway Road is a charming one-way street in this quiet village-like enclave ideally located between Earl's Court and Gloucester Road. Featuring delightful multi-coloured terraced cottages and family-run shops, Kenway Village is a little-known gem in the heart of South Kensington.



**ACCOMMODATION**

3 Bedrooms, 2 Reception Rooms,  
2 Bathrooms, Garden, Terraced House,  
Unfurnished, 1,418 Approx Sq ft

**COUNCIL TAX BAND**

Band G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

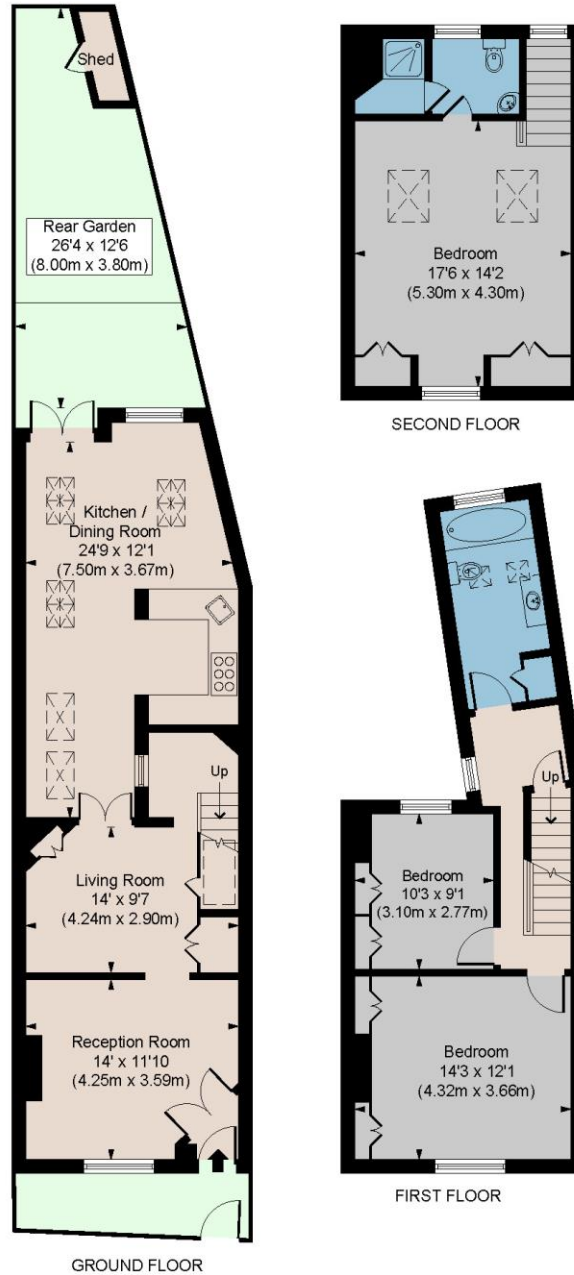




# KENWAY ROAD SW5

APPROX. GROSS INTERNAL AREA \*  
1418 Ft<sup>2</sup> - 131.71 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



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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