



## Southwell Gardens, South Kensington, London, SW7

£450 per week\* / £1,950 per month – Furnished

A charming studio flat with wooden floors, on the third floor of this period building, situated within an easy walk of the shopping and transport facilities of the Gloucester Road.

Studio Room | 1 Bathroom | Terraced House | Third Floor Flat | 316 Approx sq ft | EPC: C | Utilities Included

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

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

for every step...

## DESCRIPTION

Situated within an easy walk of the shopping and transport facilities of the Gloucester Road, this well-proportioned studio flat features a bright studio room located at the rear of the building, an adjoining kitchen area and separate bathroom. The property further benefits from gas and electricity costs being included in the rent. The property is available from the beginning of February on a furnished basis.

## ACCOMMODATION

Studio Room, 1 Bathroom, Third Floor Flat, Furnished, 316 Approx Sq ft, Utilities Included

## COUNCIL TAX BAND

Band D

**Flat 5,  
4 Southwell Gardens, SW7**  
Approx. Gross Internal Area \*  
316 Ft<sup>2</sup> - 29.36 M<sup>2</sup>



Kitchen  
8'6" x 5'6"  
2.59 x 1.68m

Third Floor

Illustration For Identification Purposes Only. Not to Scale

\* As Defined by RICS - Code of Measuring Practice

**BKR**  
FLOORPLANS  
T: 020 7787 5544  
WWW.BKRFLOORPLANS.CO.UK



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	78
England, Scotland & Wales EU Directive 2002/91/EC		

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

South Kensington Lettings | 020 7370 6767 | lettings.southken@winkworth.co.uk

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

**Winkworth**