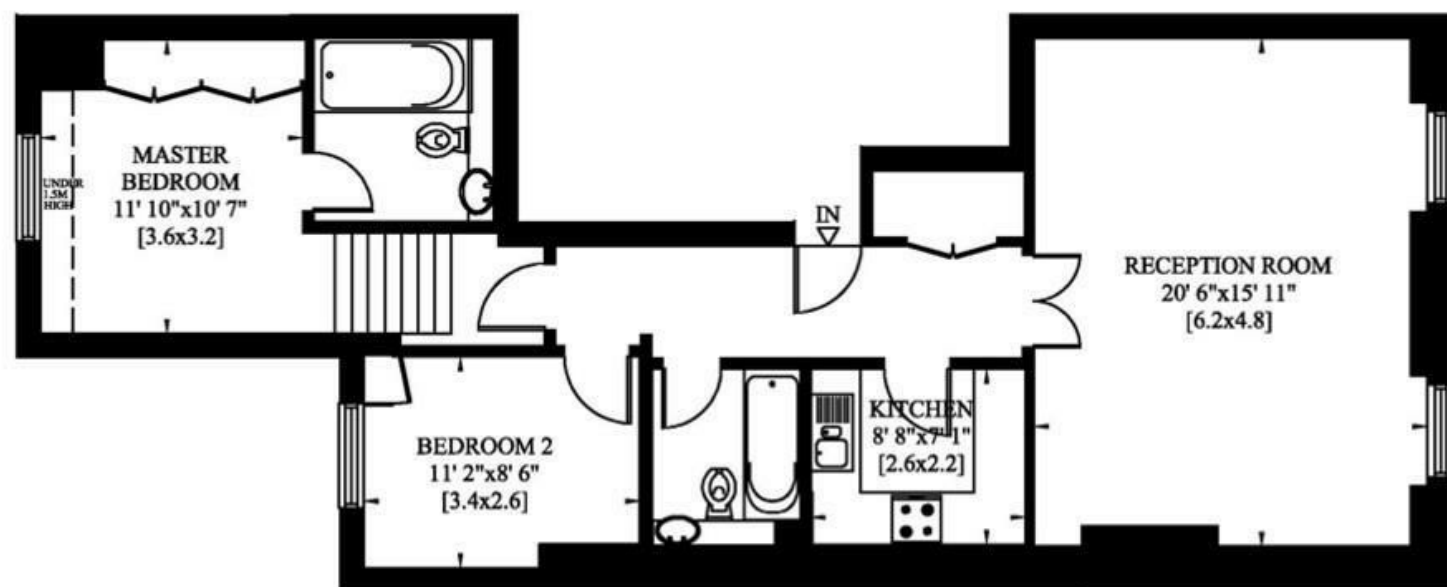


Elvaston Place, South Kensington, London, SW7 5NP

TO RENT £3,575



THIRD 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.



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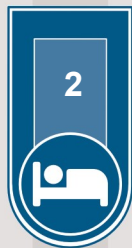
for
rent

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THE LOCATION

The property is located a short distance away from Gloucester Road Tube Station (Piccadilly, District & Circle Lines). It is also perfectly positioned for many famous landmarks such as Hyde Park, Royal Albert Hall Imperial College, Natural History Museum and Harrods



THE PROPERTY

A beautifully presented third-floor apartment with lift access, set within an elegant white stucco-fronted building in the heart of South Kensington. Bright and spacious throughout, it offers two well-proportioned double bedrooms and two bathrooms, including a stylish en-suite to the principal bedroom, a generous double reception room perfect for entertaining, and a separate fully fitted kitchen. Additional features include excellent built-in storage, recently refurbished communal areas, and an enviable location close to the boutiques, cafés, and transport links of Gloucester Road and South Kensington, making it an ideal home for a family or professional sharers.

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	1	1
Not energy efficient - higher running costs		
England & Wales 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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		