

Southwell Gardens, South Kensington, SW7 4SB

TO RENT £3,900 PCM



SECOND FLOOR

SOUTHWELL GARDENS



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  
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## THE LOCATION

Southwell Gardens in South Kensington is a charming residential street known for its classic Victorian architecture and convenient location. Situated close to Gloucester Road and South Kensington Underground stations, it offers excellent transport links via the Circle, District, and Piccadilly lines. The area is home to an array of amenities, including boutique shops, restaurants, and cafés. Notable attractions like the Natural History Museum, the V&A Museum, and Hyde Park are within walking distance, making it a popular spot for those seeking a vibrant neighborhood with cultural highlights and green spaces nearby.



## THE PROPERTY

This second floor apartment features two double bedrooms, two modern bathrooms, a light-filled open-plan kitchen and reception area, and a cozy breakfast bar, making it ideal for entertaining or relaxation.

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		
Not energy efficient - higher running costs		
		81
	70	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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.