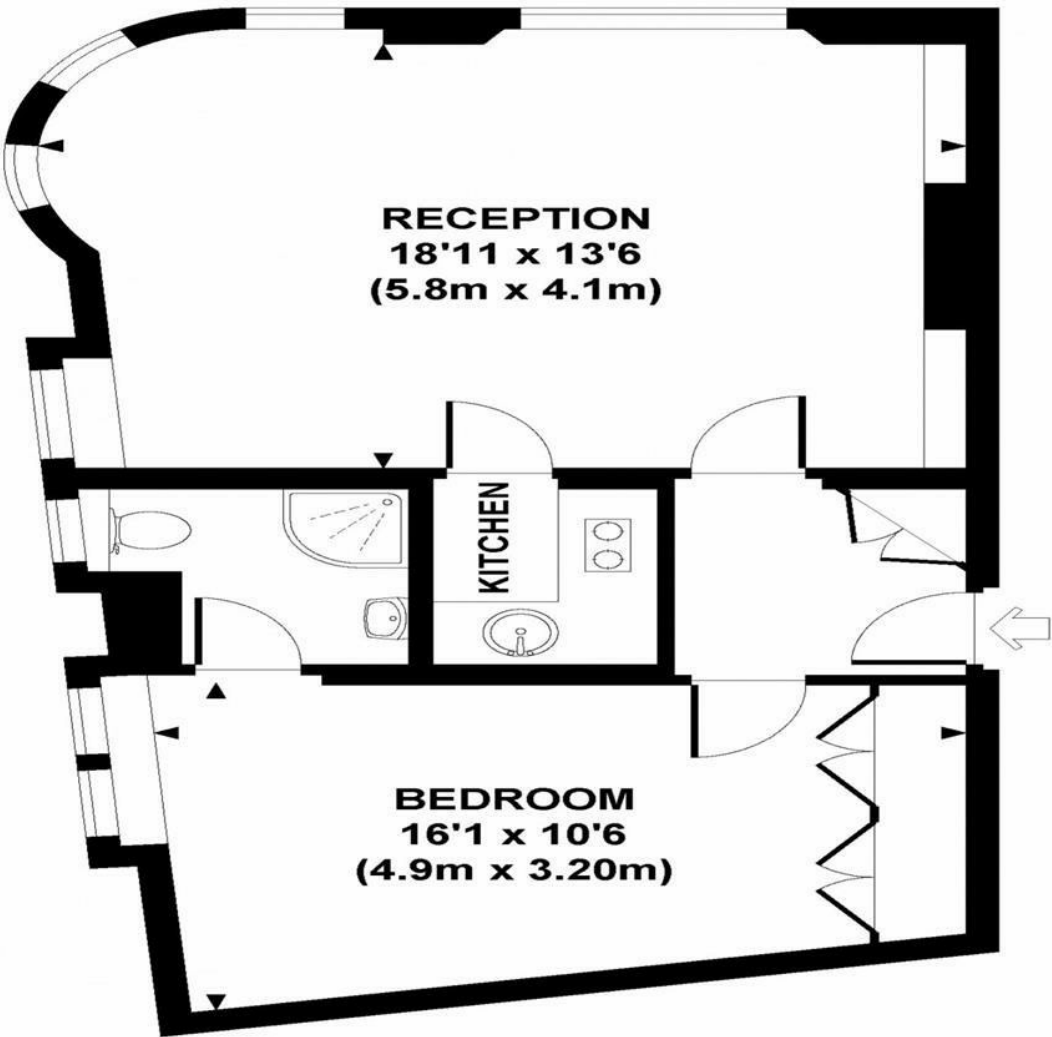


ST. ALBANS MANSIONS, W8

Approx. gross internal area
519 Sq Ft. / 48.3 Sq M.



GROUND FLOOR

djd All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2014 Dowling Jones Design www.dowlingjones.com 020 7610 9933

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.

Kensington Court Place, Kensington, W8 5QH

TO RENT £2,600



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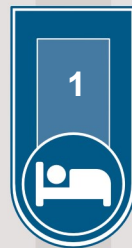
for
rent

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& Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION



THE PROPERTY

This well presented one bedroom flat situated in this portered building is a short walk away from High Street Kensington. The property comprises of a bright and airy double aspect reception room, a fully fitted kitchen, a large bedroom with fantastic built-in wardrobes and lovely high ceilings throughout. Kensington High Street has an array of wonderful restaurants, shops and being on the doorstep of the popular Kensington Gardens. With access into central London via the Circle and District Line, St. Albans Mansions is a great choice for professionals working in the City.

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		
	63	79
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		
Not environmentally friendly - higher CO ₂ emissions		
	1	1
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.