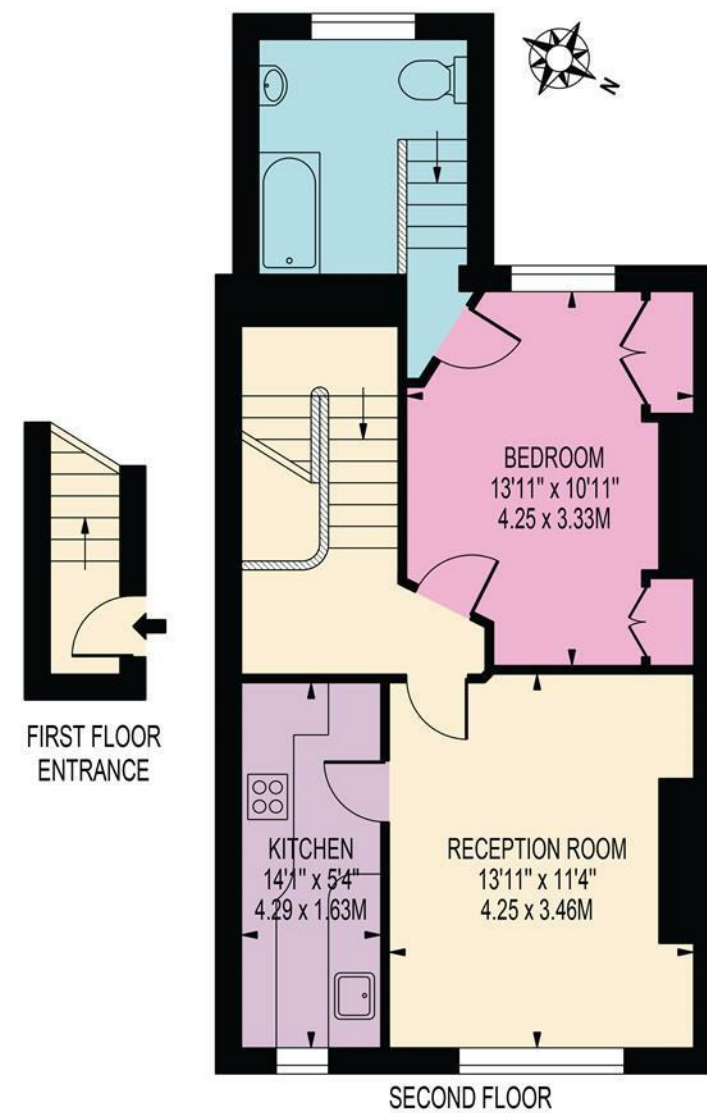


## KEMPSFORD GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 584 SQ FT - 54.21 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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.

Kempsford Gardens, Earls Court, SW5 9LA

TO RENT £2,595 Per Month



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for  
rent

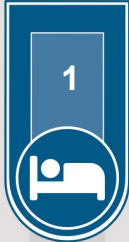
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Kempsford Gardens is well situated moments from the amenities of Old Brompton Road and Earls Court and within easy reach of the shops, bars and restaurants of Kensington High Street. Earls Court tube is located 0.1 miles away.



THE PROPERTY

Well located on the charming Kempsford Gardens, this delightful one-bedroom second floor flat offers a perfect blend of period elegance and modern convenience. Available from the 24th of February(but potentially earlier), this property is ideal for those seeking a comfortable and stylish living space in the heart of Earls Court, London.

Upon entering, you will be greeted by a lovely reception room that exudes warmth and character, providing an inviting atmosphere for relaxation or entertaining guests. The beautifully appointed bedroom features fitted wardrobes, ensuring ample storage while maintaining a sleek and tidy appearance.

The modern kitchen is well-equipped, making it a joy to prepare meals, while the contemporary bathroom offers a refreshing retreat.

This flat is not just a home; it is a sanctuary that combines the charm of a period building with the comforts of modern living. With its prime location in Earls Court, you will have easy access to a variety of local amenities, transport links, and vibrant community life.

Do not miss the opportunity to make this wonderful flat your new home.

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		
Not energy efficient - higher running costs		
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		