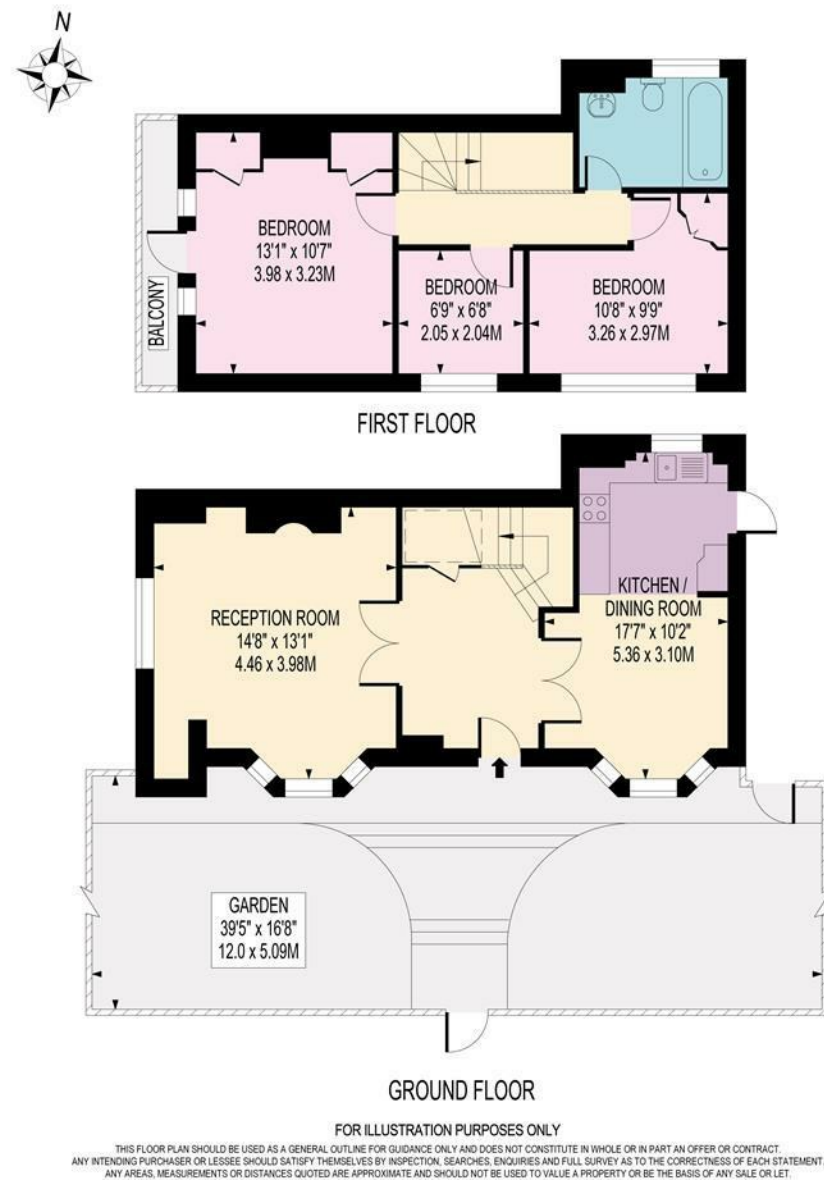


VICTORIA ROAD APPROXIMATE GROSS INTERNAL FLOOR AREA : 840 SQ FT - 78.0 SQ M



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.

Victoria Road, South Kensington, W8 5RD

TO RENT £1,200 Per Week



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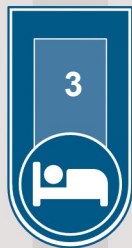
for
rent

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

THE LOCATION

Victoria Road is located minutes from Kensington High Street and Gloucester Road which offer a broad range of shops, restaurants and cafes. Kensington Gardens is a short walk away. High Street Kensington is the nearest underground station (District and Circle lines). Those travelling by car will benefit from rapid routes to the West and Heathrow Airport via M4.



THE PROPERTY

A simply stunning duplex apartment located in the ever desirable Victoria Road in Kensington and located just a short walk to Kensington Palace Gardens. This spectacular property has been intricately designed to exacting standards, providing luxurious living and entertaining spaces throughout with wonderful period flair. Fully refurbished to exacting standards and featuring Chesney's fireplace, underfloor heating on the ground floor, High end appliances and modern kitchen and bathrooms with warm white and cool white lighting options in each room.

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 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		
England & Wales		
EU Directive 2002/91/EC		