



## KENSINGTON COURT, KENSINGTON W8

£1,875 Per Week (£8,125 PCM)

### FEATURES

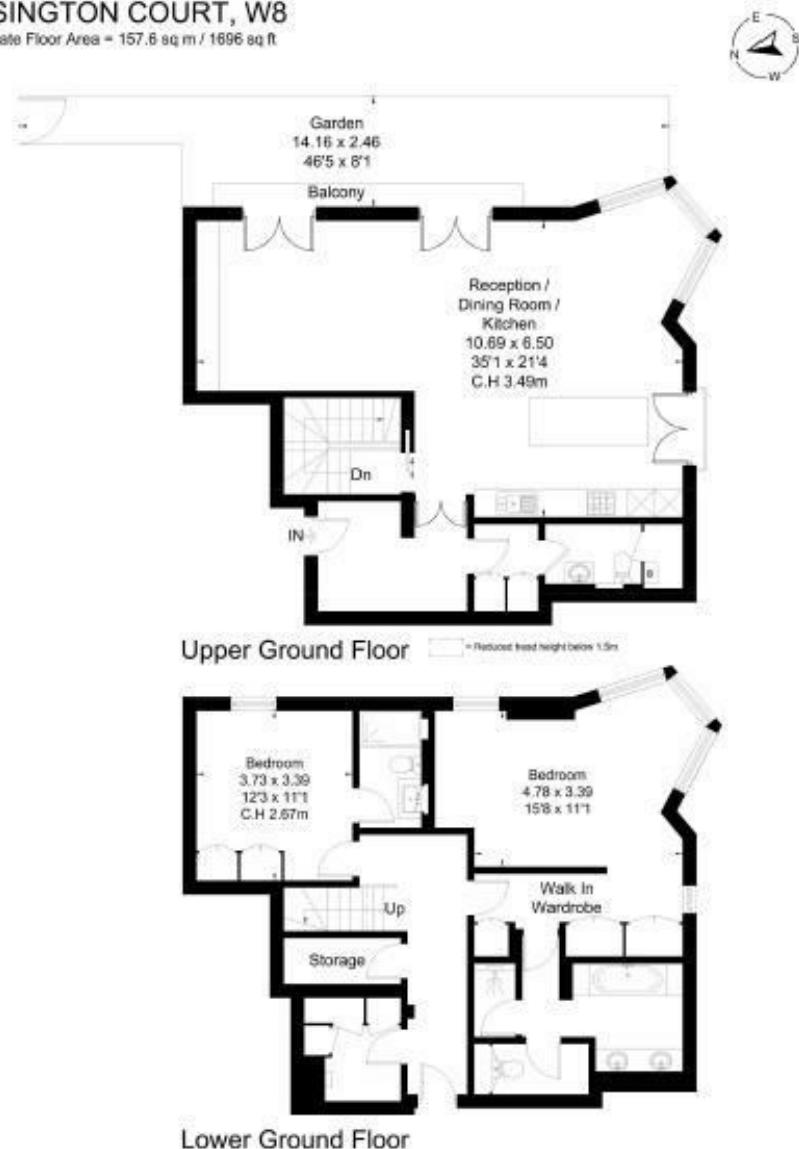
- Recently Renovated 2 Bedroom Apartment
- High Ceilings and period features
- Unfurnished
- South Facing with an abundance of light
- Fantastic Location close to Kensington Gardens
- Concierge
- Communal Gardens



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## KENSINGTON COURT, W8

Approximate Floor Area = 157.6 sq m / 1696 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. ©djd London #69034

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	76	82
(68-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

## Council Tax Band: H

Situated on this beautiful square in a prime Kensington location and just moments from Kensington Palace and the wide open spaces of Kensington Gardens. This fabulous 2 bedroom apartment is positioned over the raised ground and lower ground floors of this truly impressive red brick building with south facing views over Kensington Court .

Featuring stunning parquet flooring and a wealth of natural light, this apartment comprises of a stylish open plan kitchen fitted with Miele appliances and a glorious reception featuring beautiful ornate cornicing and ceiling height (3.5m) providing a sense of volume throughout. In addition is a spacious master bedroom with plenty of storage and an opulent en suite bathroom with separate bath and shower and his and hers sinks. Furthermore, there is a second double bedroom and stylish shower room. The property boasts extensive storage throughout and there is use of a well maintained communal garden for residents of the building as well as also benefiting from a day concierge within the building.

Material Information Parts B&C guidance as follows: Gas - Mains gas central heating. Water and Sewerage - mains water and sewerage. Internet- according to Ofcom, broadband services are available, including fibre. Mobile coverage - according to FTTP Pro, there is 3/4/5G mobile coverage at this address. Parking- enquire with local council Kensington and Chelsea, additional costs may be applicable. EPC rating C.

Fees may be applicable to potential tenants, please ask us for more details.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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