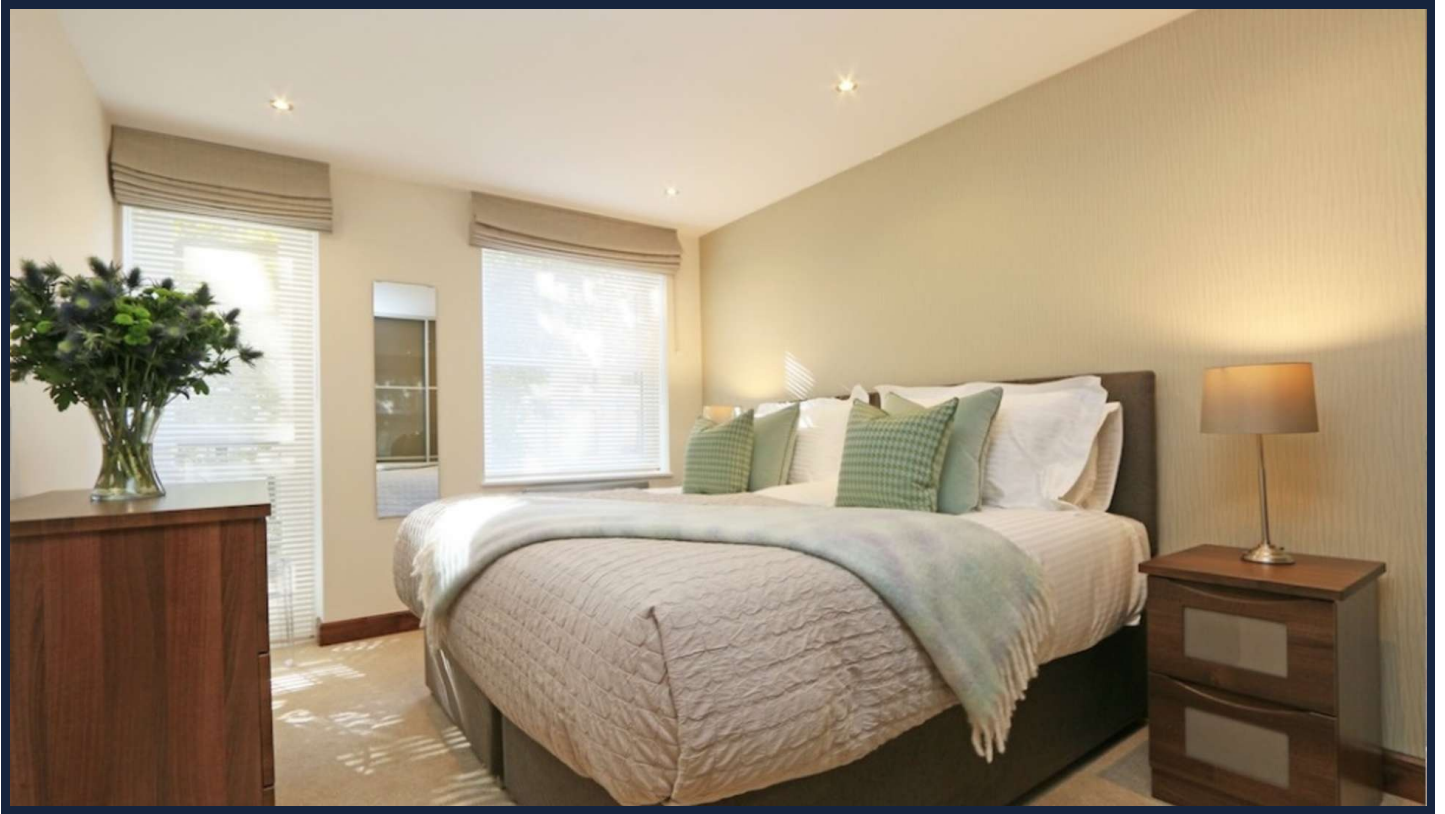




SUSAN METCALFE
RESIDENTIAL



KINGSTON HOUSE SOUTH, ENNISMORE GARDENS, SW7

£1,400 per week

Bedrooms	2
Bathrooms	2
Furnished	Furnished
Availability	Immediately
Outdoor Space	Balcony
Parking	Residents Permit

The location of exclusive Ennismore Gardens is superb, being close to the shops of Knightsbridge and a few moments from the fabulous expanse of Hyde Park. There are two double bedrooms (one ensuite), family bathroom and a separate cloakroom. The open-plan kitchen/dining area leads through to reception room with a large seating area, smart/3D TV media centre and a balcony overlooking the uninterrupted roof tops of London and generous, enclosed two-acre communal garden (private key access included). This apartment boasts state of the art technology, bespoke joinery and furniture throughout. Beautiful interior design and soft furnishings make this a luxurious and sophisticated residence for anyone. This prestigious block has a 24-hour porter team, two lifts, and heating/hot water/TV licence is included in the rental.

Features

2 Bedrooms, 2 Bathrooms (One En-Suite) Guest Cloakroom, Fully Fitted



10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

www.susanmetcalfe.com

info@susanmetcalfe.com





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Kitchen, Dining Room, Reception Room, Hallway, Balcony, Porter, Lift,
Communal Gardens



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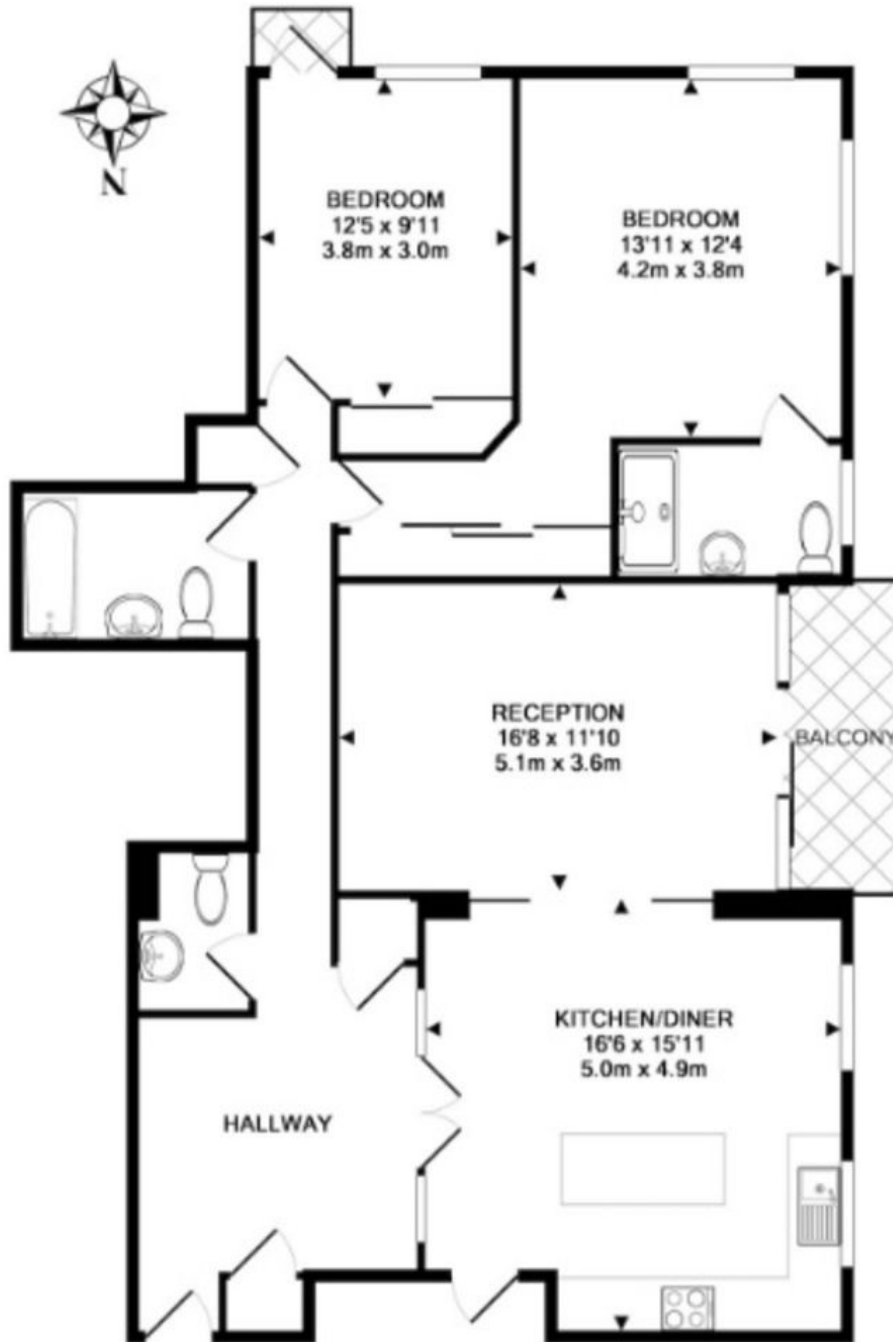
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TOTAL APPROX. FLOOR AREA 1131 SQ.FT. (105.0 SQ.M.)

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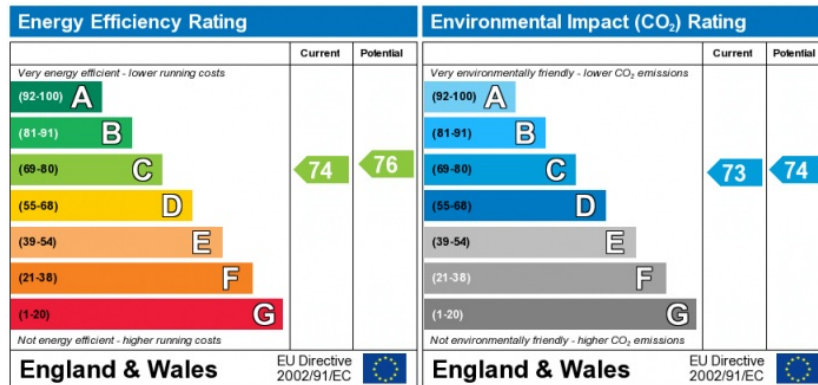


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

□

INFORMATION FOR TENANTS

After an offer is accepted by the Landlord, which is subject to contract and acceptable references, the following charges and fees will be payable before the commencement of the tenancy: Preparation of tenancy Agreement: £200 (excluding VAT). The First months rent in advance and a security deposit, which will be the equivalent to 6-10 weeks of the agreed rental value. Any rent advertised is pure rent and does not include any additional services such as council tax, water or utility charges.

IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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