



Kingston House South, Ennismore Gardens, Knightsbridge, SW7

£1,495 per week

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

STYLISH 2 BEDROOM APARTMENT

Stylish and well thought out first floor, 2 bedroom apartment in a smart apartment block, moments from Hyde Park. The flat is fully furnished, has dual lifts, 24 hour porter, balcony and access to large well maintained communal gardens. Heating and Hot water included. 2 Bedrooms: 2 Bathrooms (1 En Suite): Guest Cloakroom: Large Double Reception Room: Dining Room: Fully Fitted Kitchen and Balcony. Heating and Hot Water included in Rent. 1,117 sq.ft.

Features

2 Bedrooms, 2 Bathrooms (1 En Suite), Guest Cloakroom, Large Double Reception Room, Dining Room, Fully Fitted Kitchen And Balcony, 24 Hour Porter, Lifts.

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

www.susanmetcalfe.com

info@susanmetcalfe.com





SUSAN METCALFE
RESIDENTIAL

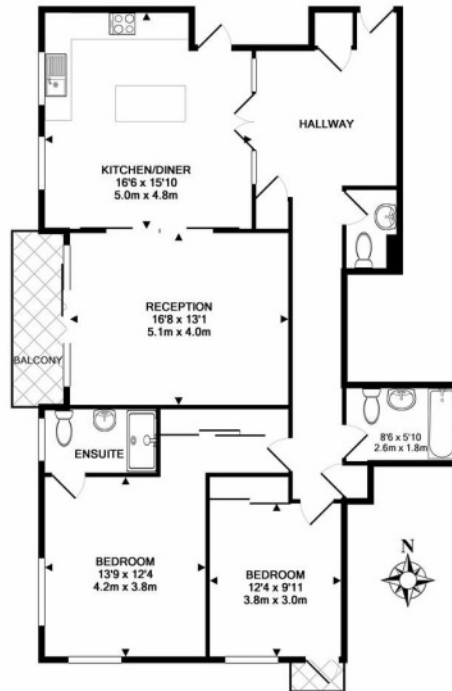


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TOTAL APPROX. FLOOR AREA 1175 SQ.FT. (109.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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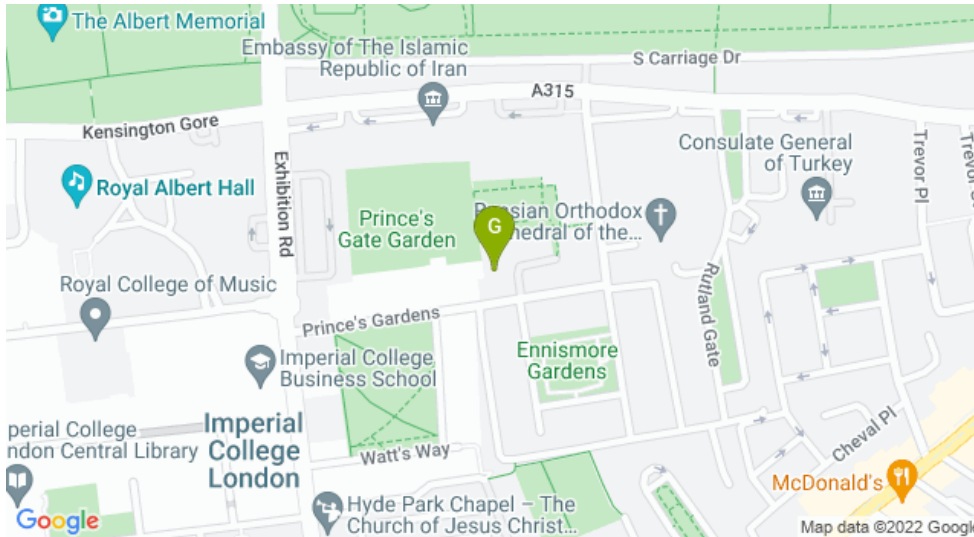


SUSAN METCALFE RESIDENTIAL

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Vary energy efficient - lower running costs (92-100) 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 | | Vary environmentally friendly - lower CO ₂ emissions (92-100) 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 | |
| | 68 | 71 | |
| | | 64 | 65 |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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 first rent and a deposit are payable in advance. Any rent advertised is pure rent.

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.

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