



## CHURCH CLOSE, KENSINGTON CHURCH STREET, KENSINGTON, W8

£925 per week

<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Furnished</b>	Unfurnished
<b>Availability</b>	now
<b>Outdoor Space</b>	None
<b>Parking</b>	Residents Permit
<b>Council Tax</b>	Council Tax Band: G (RBKC)

### STUNNING 2-BEDROOM PENTHOUSE

A spacious and stunning top floor apartment with two double-bedrooms, located in this charming and quiet gated development off Church Close and close to Kensington High Street. Access to the flat is via the 3rd floor with internal stairs leading up to the main living accommodation. The large reception room has a stunning vaulted ceiling and wood flooring. 1,735 sq ft

#### Features

Entrance Hall, Internal Staircase, Double Reception Room, Fully Fitted Modern Kitchen, 2 Double Bedrooms, 2 En-Suite Bathrooms, Study/Dressing Room, Eaves/Storage.



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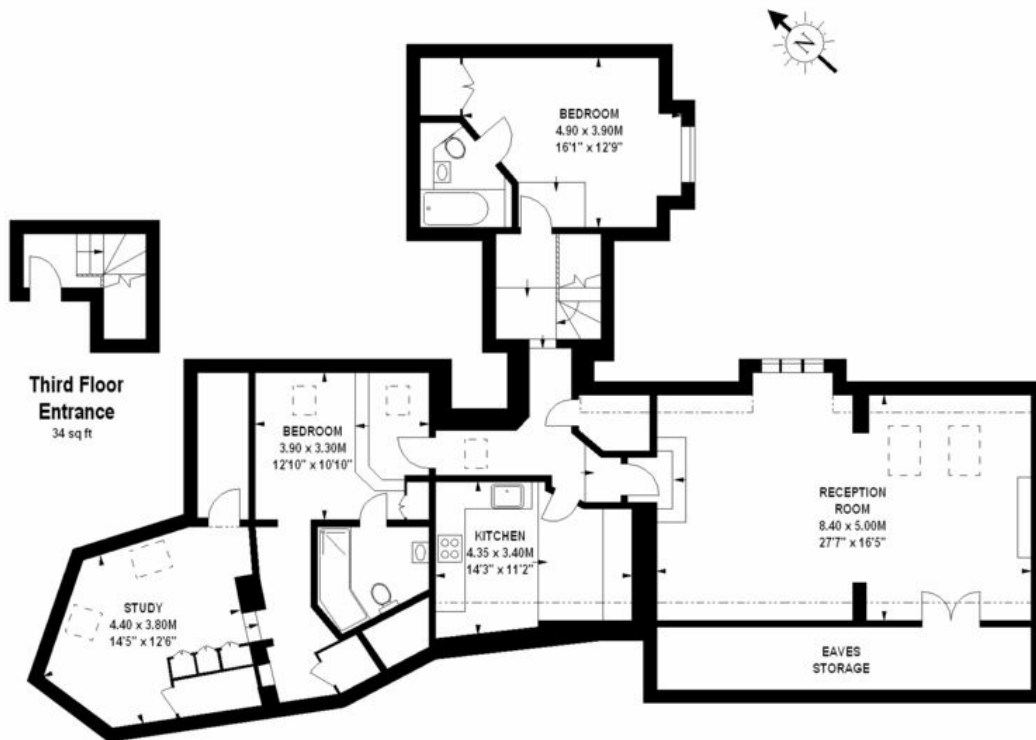
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### Church Close, W8

Approximate gross internal area

161.18 sq m / 1735 sq ft  
(Including Eaves Storage)

Eaves Storage  
13.01 sq m / 140 sq ft



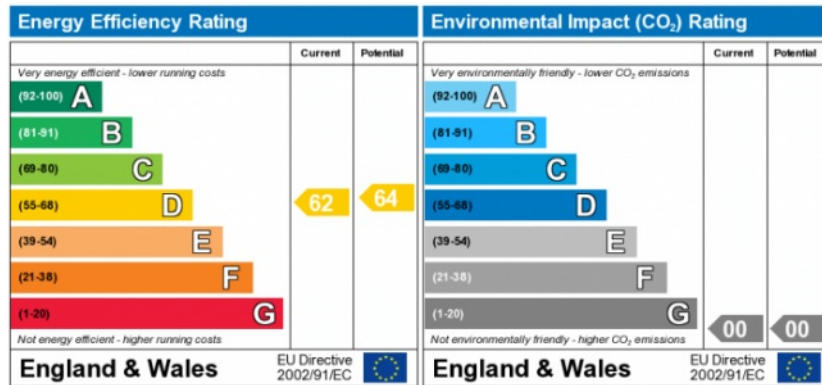
Third Floor  
Entrance  
34 sq ft

Fourth Floor  
1561 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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 (CO<sub>2</sub>) 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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