



Berkeley Gardens London W8

£800 Per Week - Available 25/01/2018

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*A superb raised and lower ground floor duplex apartment with a lovely private south facing garden. The property is well located just off Kensington Church Street.*

2 Bedrooms | 2 Bathrooms | Guest WC | Double Reception | Large Kitchen | Garden.

### Description

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment. A superb raised and lower ground floor duplex apartment with a lovely private south facing garden. The raised ground floor comprises large double reception room with wooden floors and space for dining, leading to a spacious kitchen with views over the garden. On the lower ground level there are two double bedrooms both with en suite bathrooms, guest WC and a fantastic private patio garden. The apartment is offered unfurnished.

### Situation

Berkeley Gardens is well located just off Kensington Church Street, with both High Street Kensington and Notting Hill Gate close by.

### Furnishing

Unfurnished



Reception



Garden

### Hamptons Kensington Lettings

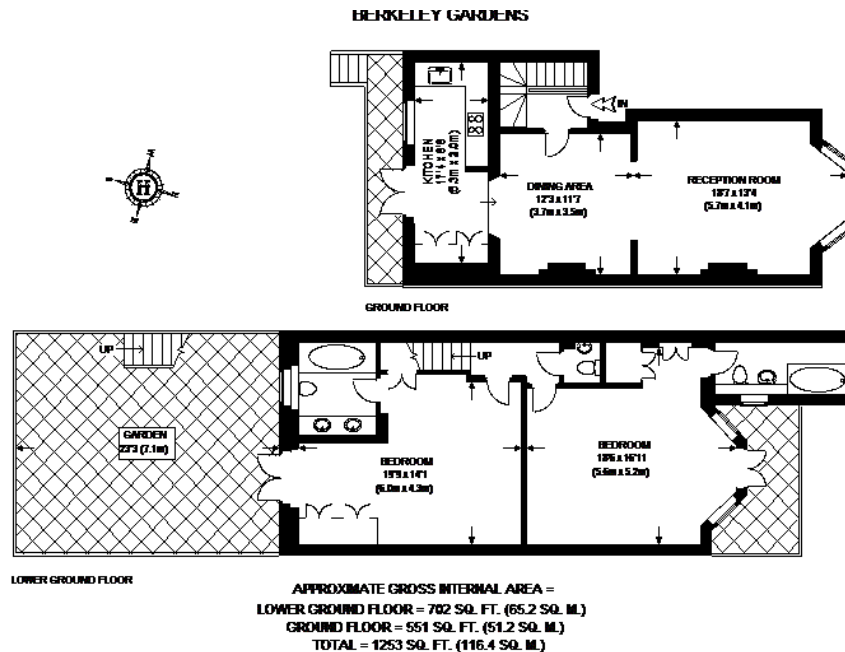
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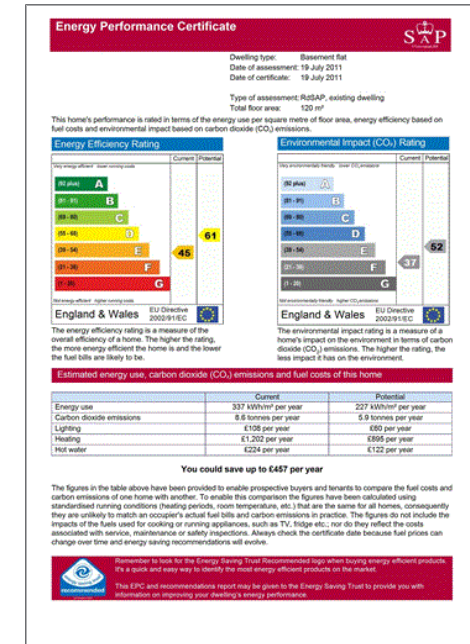
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## Floorplan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions relied upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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