



Kensington Court Place London W8

£1,500 Per Week - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

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*A beautiful recently redecorated four bedroom family town house situated in this quiet residential area, moments from Kensington High Street. Offered unfurnished.*

Four Double Bedrooms | Town House | Master En-suite | Patio | Two Family Bathrooms | Large Reception.

## Description

A beautiful recently redecorated four bedroom family house situated in this quiet residential area, moments from Kensington High Street. The property comprises large double aspect reception room with wood floors and fire place and a fully fitted kitchen with separate utility room and doors out to a private patio. The house further comprises master bedroom with en suite bathroom, three bedrooms and two family bathrooms. The property is set over 1900 sq ft and provides a modern twist to traditional living in the heart of Kensington.

## Situation

Kensington Court Place is located to the south of Kensington High Street, within walking distance of the many shops and restaurants the area has to

offer, as well as Kensington Gardens / Hyde Park and also the excellent transport links provided by the Underground services at both High Street Kensington and Gloucester Road (Piccadilly, District & Circle Lines).

## Furnishing

Unfurnished



Reception



Kitchen/Dining

## Hamptons Kensington Lettings

8 Hornton Street, Kensington

London W8 4NW

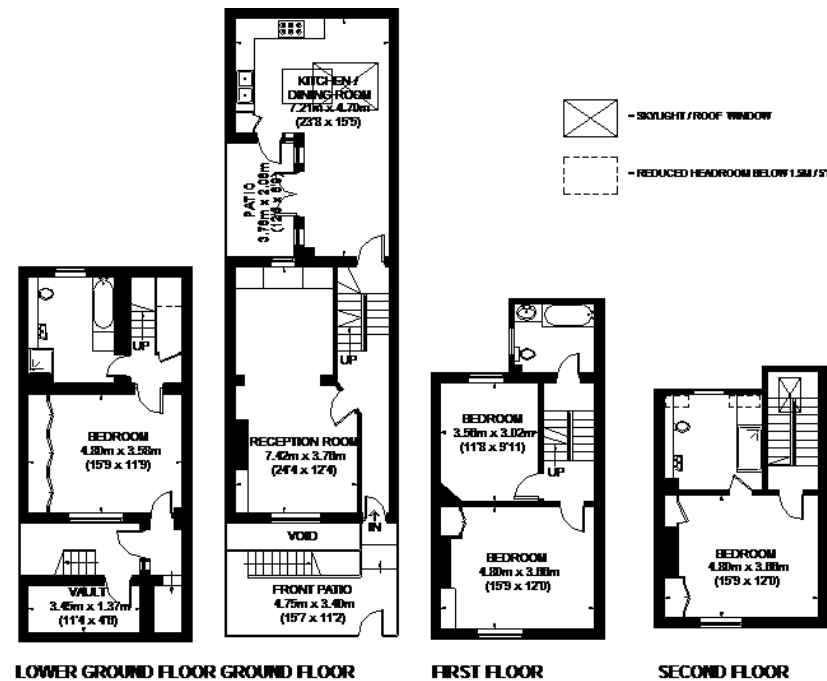
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[www.hamptons.co.uk](http://www.hamptons.co.uk)



## Floorplan

## Energy Performance Certificate (EPC)



### KENSINGTON COURT PLACE



**APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)**

LOWER GROUND FLOOR = 408 SQ. FT. (37.9 SQ. M.)

GROUND FLOOR = 683 SQ. FT. (63.5 SQ. M.)

FIRST FLOOR = 450 SQ. FT. (41.8 SQ. M.)

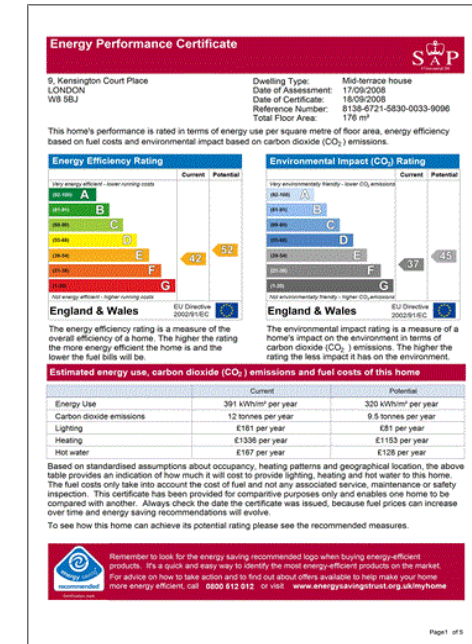
SECOND FLOOR = 337 SQ. FT. (31.3 SQ. M.)

VAULT = 23 SQ. FT. (2.1 SQ. M.)

REDUCED HEADROOM  
6 SQ. FT. (0.6 SQ. M.)

**TOTAL = 1907 SQ. FT. (177.2 SQ. M.)**

**These plans are to be used for guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of the plan, please check all dimensions, angles and component locations before making any decisions reliant upon them. Please be advised that Hampton International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (02080465).**



**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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