



Collingham Road, SW5

£425 pw

A spacious first floor studio flat with good sized reception room area, separate fully fitted kitchen, bathroom and a vast private decked terrace, with access to communal gardens. Perfect for summer BBQs or a quiet place to read.

Communal Garden | Wooden Floors | Private Terrace | Heating & Hot Water Included |

020 7096 9476

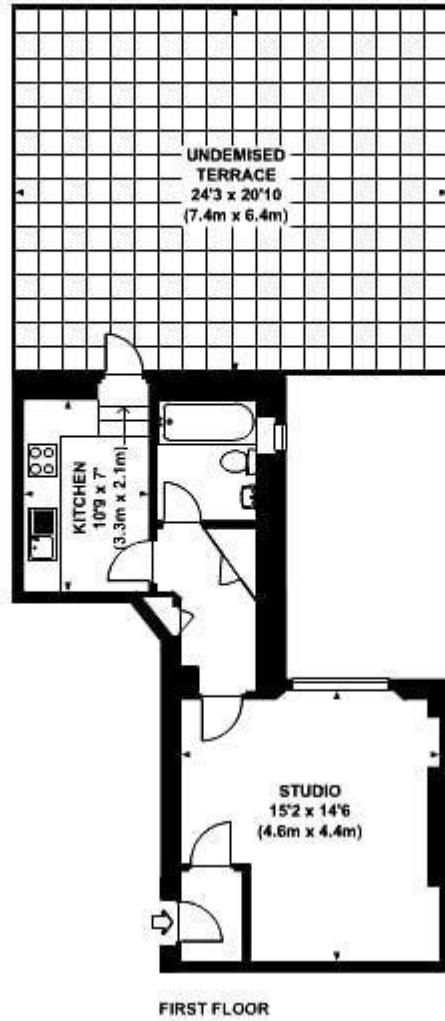
contact@landstones.co.uk

A spacious first floor studio flat with good sized reception room area, separate fully fitted kitchen, bathroom and a vast private decked terrace, with access to communal gardens. Perfect for summer BBQs or a quiet place to read.

Conveniently positioned for both Gloucester Road and South Kensington. This apartment is a one off and must be viewed to truly appreciate the space on the large roof terrace overlooking the stunning communal gardens.

BOSTON HOUSE, COLLINGHAM ROAD, SW5

Approx. gross internal area
391 Sq Ft. / 36.3 Sq M.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		83
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	66	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		67			80
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)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.