

## De Vere Gardens, W8

**£1,450 pw**

An immaculately presented three-bedroom family house located just opposite Kensington Gardens and close to Kensington High Street.

Three Double Bedrooms | Two Bathrooms | Eat-in Kitchen | Outdoor Space |

**020 7096 9476**

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 **LANDSTONES**

An immaculately presented three-bedroom family house located just opposite Kensington Gardens and close to Kensington High Street.

De Vere Gardens is conveniently situated to the south of Kensington High Street but is also within easy reach of Gloucester Road, so having good proximity to the shopping and transport amenities of both. Hyde Park is also at the end of the road.

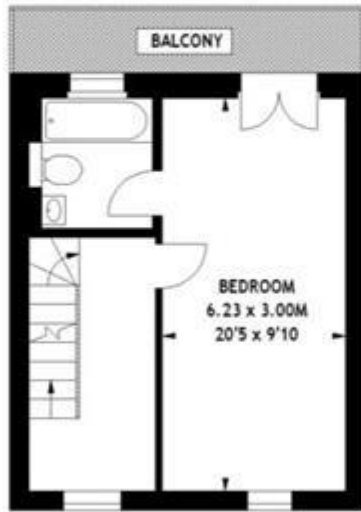
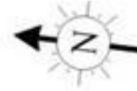




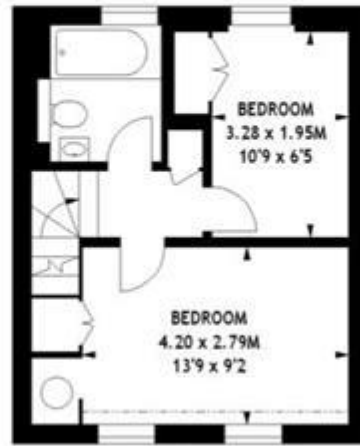


# De Vere Gardens, W8

Approximate Internal Floor (Living) Area\*  
 + 1307 sq ft / 121.42 sq m  
 Approximate Additional Area\*  
 + 152 sq ft / 14.12 sq m  
 Total Areas Shown on Plan  
 1459 sq ft / 135.54 sq m



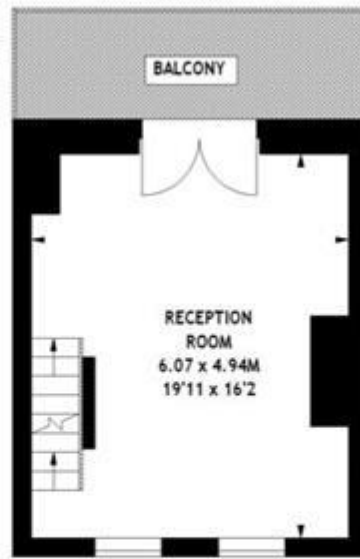
Second Floor  
333 sq ft



Third Floor  
332 sq ft



Ground Floor  
320 sq ft



First Floor  
322 sq ft

Illustration for identification purposes only, not to scale  
 All measurements are maximum, and includes wardrobes and window bays where applicable



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	66	72		62	68
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 (CO<sub>2</sub>)

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.