



Phillimore Walk, W8

£850 pw

A stunning townhouse set over three floors offering an off-street parking space and a bright reception room on the top floor, with beautiful parquet flooring. Situated on the popular Phillimore Estate just off Kensington High Street.

Three Double Bedrooms | Two Bathrooms | Wooden Floors | Off-street parking |

020 7096 9476

contact@landstones.co.uk

A stunning townhouse set over three floors offering an off-street parking space and a bright reception room on the top floor, with beautiful parquet flooring situated on the popular Phillimore Estate just off Kensington High Street.

Phillimore Walk is a quiet residential street in Prime Kensington, set just north of the High Street and less than five minutes' walk to High Street Kensington Tube station (serving Circle and District lines) and the shops and restaurants on offer. The open spaces of Holland Park are a stone's throw away from the property.

Council Tax Band: H
Deposit: £4,250

Phillimore Walk

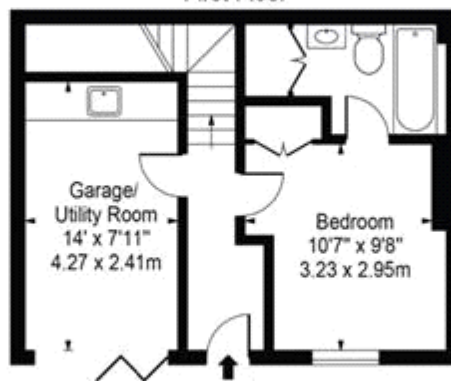
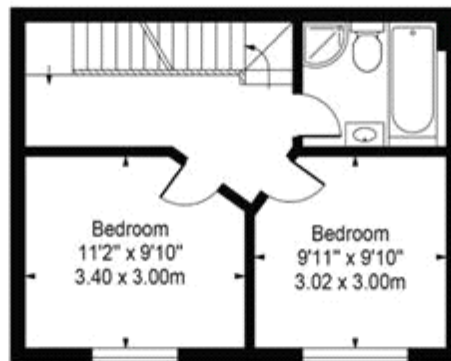
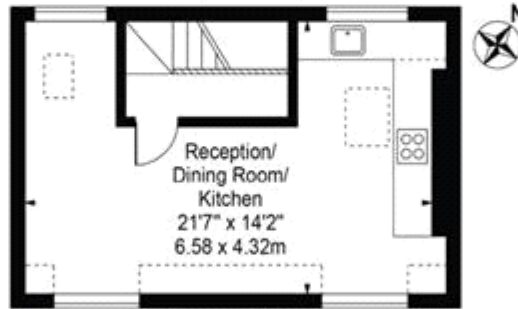
Approx. Total Internal Area 1061 Sq Ft - 98.57 Sq M

(Including Garage/ Utility Room & Restricted Height Area)

Approx. Gross Internal Area 1026 Sq Ft - 95.32 Sq M

(Including Garage/ Utility Room & Excluding Restricted Height Area)

Approx. Gross Internal Area Of Garage/ Utility Room 111 Sq Ft - 10.29 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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.