



Victoria Grove, Kensington, London, W8

£1,150 Per Week

VIDEO VIEWING:

This newly decorated spacious split-level three-bedroom flat is set on the first and second floor in a well-managed building in South Kensington. Comprising a bright and spacious, open-plan kitchen/reception room with large windows and a glass door leading onto a small balcony, two large double bedrooms, a stylish en-suite bathroom and a second family bathroom and a final single bedroom. Further benefitting from air conditioning and real wood flooring throughout and a private terrace on the second floor.

Offered unfurnished, Students and Professionals welcome.

Victoria Grove is a quiet street with easy access to Gloucester Road and the local amenities it has to offer. Kensington Gardens is also just a short 5 minute walk away.

EPC TBC

- Split Level Apartment
- Undergoing Full Renovation
- Three Bedrooms
- Two Beautiful Bathrooms
- Air Conditioning Throughout
- Private Terrace and Balcony
- Lots of Natural Light
- Close to High Street Kensington



GROSS INTERNAL AREA (GIA)
The footprint of the property
91.60 sqm / 985.97 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes eaves, restricted head height
84.47 sqm / 909.23 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
17.51 sqm / 188.48 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
4.74 sqm / 51.02 sqft



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 104.57 sqm / 1125.58 sqft
IPMS 3C RESIDENTIAL 102.42 sqm / 1102.44 sqft

spec id: 61aa1209f86ab20e25c553f3

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Admin fee: £ inclusive of VAT | Reference Fee: £ inclusive of VAT per application | Inventory Fee may also apply