



OBSERVATORY GARDENS, KENSINGTON, W8

£2,030.77 per week/£8,800 per month*

Carter Jonas

Observatory Gardens, W8

Beautifully presented ground and lower ground floor duplex with three bedrooms, three bathrooms and a patio. The property further benefits from concierge at no.10. EPC rating: E Observatory Gardens is ideally situated just off Campden Hill Road with easy access to the diverse and extensive amenities of Notting Hill Gate, High Street Kensington and Holland Park.

Reception, dining area, fully fitted kitchen, 3 double bedrooms, en-suite bathroom, 2nd bathroom, shower room, patio. Furnished. Concierge. Minimum term is 12 months

Holding deposit is 2 week's rent

Security deposit is 6 week's rent

Royal Borough of Kensington & Chelsea - Council tax band: H

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/engb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.

- Council Tax Band = H
 - Deposit Required = £12,184.62
 - Long Let, Minimum term 12 months
- Notting Hill Gate and High St Kensington underground
 - EPC = E
 - Furnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

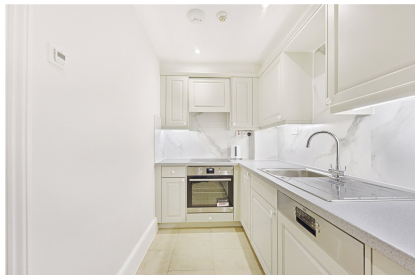
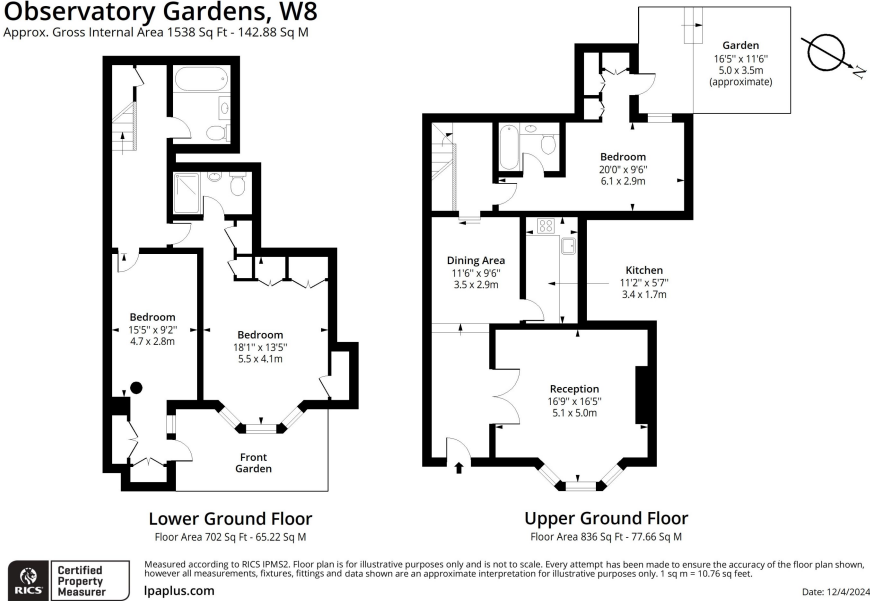
Kensington & Chelsea Lettings 020 7584 7020

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Approx. Gross Internal Area 1538 Sq Ft - 142.88 Sq M



IMPORTANT INFORMATION

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