



**OBSERVATORY GARDENS, KENSINGTON, W8**  
£2,295 per week\*

**Carter Jonas**



# 12, OBSERVATORY GARDENS, KENSINGTON, W8 7HY

EPC rating: E

## LOCATION

## THE PROPERTY

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.

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 <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

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

**ADDITIONAL INFORMATION**

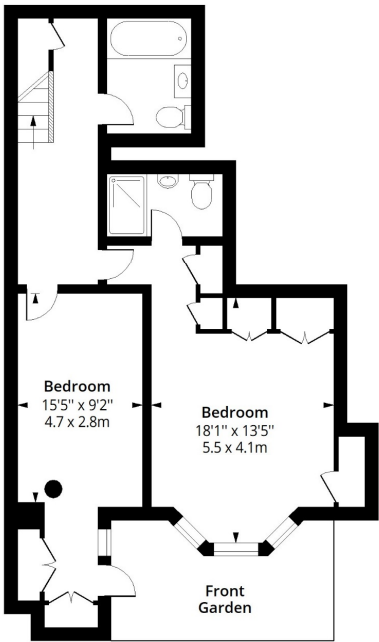
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band H
Directions	





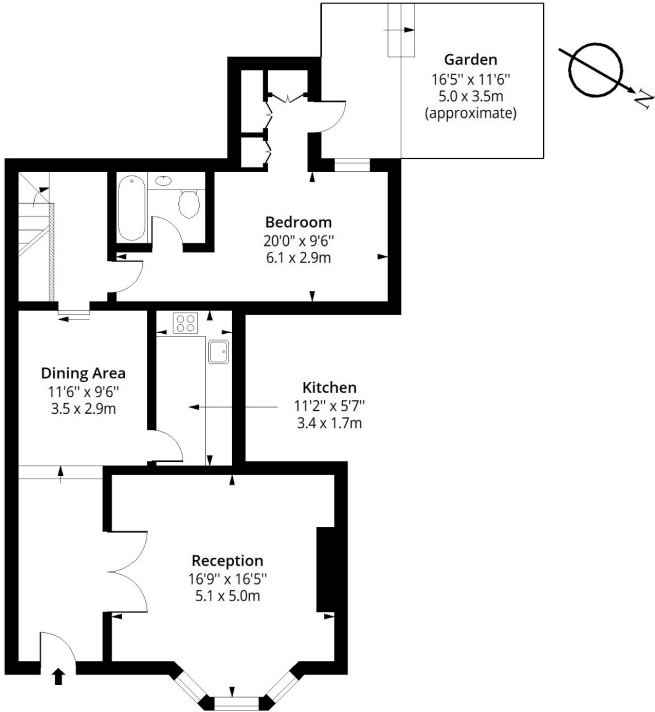
# Observatory Gardens, W8

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



## Lower Ground Floor

Floor Area 702 Sq Ft - 65.22 Sq M



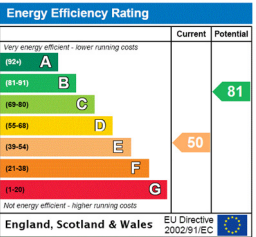
## Upper Ground Floor

Floor Area 836 Sq Ft - 77.66 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Classification L2 - Business Data

## IMPORTANT INFORMATION

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