



STUNNING FIRST FLOOR 2 BED PLUS STUDY

An amazing TWO BEDROOM apartment on the FIRST FLOOR of this fine period property. This apartment benefits from excellent condition and high ceilings, as well as a wonderful private TERRACE/balcony.

A spacious, bright and immaculate flat in one of London's most beautiful villages, in the heart of this exclusive neighbourhood, available from 29th March for medium or long term rental. Presented to a high standard, the apartment comprises an exceptional volume reception/kitchen/diner with quality fittings, wood flooring to the living room and hallway and two double bedrooms with storage plus mezzanine study.

The apartment enjoys unusually high windows and ceilings in all the principal rooms, adding to the exceptional sense of space and brightness, with oak flooring to the living areas of the apartment. Accessed via the raised ground floor with apartment entrance on the first floor of this well maintained and impressive building.

NB: Residents' parking for The Royal Borough of Kensington and Chelsea is NOT available.

NOTE: The furniture in the photos belongs to the current tenant apart from the bed in the second bedroom and the furniture on the balcony.





ACCOMMODATION

Entrance Hall: Reception/Kitchen/Dining Room: Mezzanine: Study & Overhead Storage:
Two Double Bedrooms: Two Bathrooms (Main Bathroom is En-Suite): Terrace/Balcony

LOCATION

Cresswell Gardens is within easy reach of a wide variety of high end shops and facilities of South Kensington, the shops of Gloucester Road and the Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road and S.Kensington stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks.



GREAT VOLUME THROUGHOUT ALLOWING A MEZZANINE STUDY



Terms

Price: £850 Per Week

Deposit: £4,250

Local Authority: The Royal Borough of Kensington & Chelsea

Council Tax: Band G for 2022-23 £2,274.12

EPC Rating: C Exp 2029



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(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	

FEATURES

- High Ceilings
- Wood Floor
- Terrace/Balcony
- Excellent Condition
- Bay Window
- High EPC Rating C
- Amazing En-Suite
- Extensive Storage
- First Floor
- Mezzanine Study



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