



## Beaconsfield Terrace Road, Kensington, W14

**£1,400 Per Month**

\*\*\*\* The rent is inclusive of gas central heating, hot water and water rates \*\*\*\*

A newly refurbished studio flat situated on the basement floor that has been completely redecorated to a high standard in the heart of Kensington Olympia.

The property comprises a bright room with large windows, a modern open plan kitchen and a stylish bathroom.

The property benefits from brand new kitchen, wood floors and ample natural light.

The property is located minutes away from restaurants, cafes and amenities in High Street Kensington & Hammersmith.

The property is also located only a short walk from Kensington Olympia station.

- Newly refurbished
- Private bathroom
- Brand new kitchen
- Close to Kensington Olympia station
- The rent is inclusive of gas central heating, hot water and water rates
- Ample natural lights
- Unfurnished
- Modern open plan kitchen
- Wood floors
- Many amenities nearby

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100 kWh/m <sup>2</sup> /year (A)	35 kWh/m <sup>2</sup> /year (D)	100 g/m <sup>2</sup> /year (A)	35 g/m <sup>2</sup> /year (D)
45 kWh/m <sup>2</sup> /year (B)	20 kWh/m <sup>2</sup> /year (E)	45 g/m <sup>2</sup> /year (B)	20 g/m <sup>2</sup> /year (E)
30 kWh/m <sup>2</sup> /year (C)	15 kWh/m <sup>2</sup> /year (F)	30 g/m <sup>2</sup> /year (C)	15 g/m <sup>2</sup> /year (F)
20 kWh/m <sup>2</sup> /year (D)	10 kWh/m <sup>2</sup> /year (G)	20 g/m <sup>2</sup> /year (D)	10 g/m <sup>2</sup> /year (G)
15 kWh/m <sup>2</sup> /year (E)	5 kWh/m <sup>2</sup> /year (H)	15 g/m <sup>2</sup> /year (E)	5 g/m <sup>2</sup> /year (H)
10 kWh/m <sup>2</sup> /year (F)	0 kWh/m <sup>2</sup> /year (I)	10 g/m <sup>2</sup> /year (F)	0 g/m <sup>2</sup> /year (I)
5 kWh/m <sup>2</sup> /year (G)	0 kWh/m <sup>2</sup> /year (I)	5 g/m <sup>2</sup> /year (G)	0 g/m <sup>2</sup> /year (I)
0 kWh/m <sup>2</sup> /year (H)	0 kWh/m <sup>2</sup> /year (I)	0 g/m <sup>2</sup> /year (H)	0 g/m <sup>2</sup> /year (I)
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England & Wales 2009/10 EC