

L·D·B

SALES, LETTINGS
& MANAGEMENT



EDITH VILLAS, WEST KENSINGTON

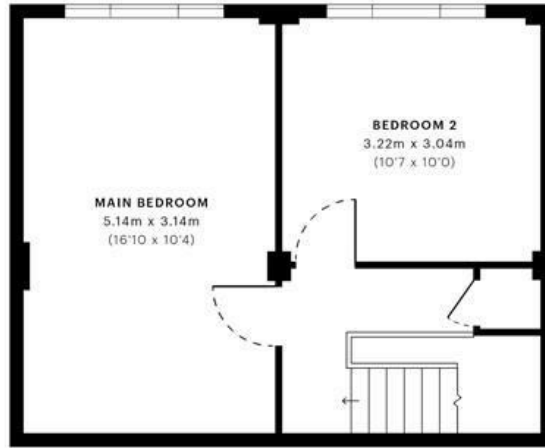
WELCOME TO THIS FANTASTIC SPLIT LEVEL TWO DOUBLE BEDROOM, ONE BATHROOM FLAT LOCATED IN THE SOUGHT-AFTER AREA OF WEST KENSINGTON. WITH A PRIME LOCATION CLOSE TO LOCAL AMENITIES, THIS PROPERTY IS PERFECT FOR THOSE SEEKING A CONVENIENT AND COMFORTABLE LIFESTYLE.

AS YOU ENTER THE FLAT, YOU WILL FIND A BRIGHT AND AIRY LIVING ROOM WITH LARGE WINDOWS THAT PROVIDE AMPLE NATURAL LIGHT.

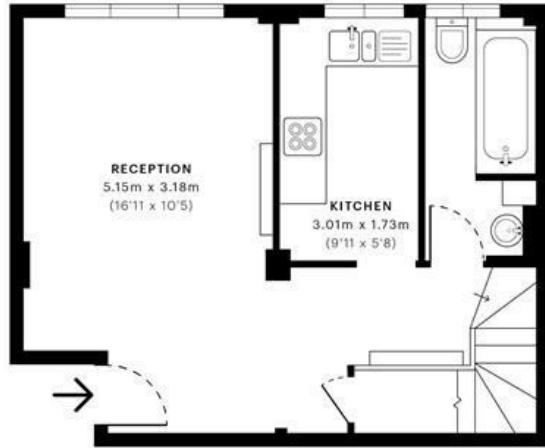
THIS PROPERTY IS PERFECTLY SITUATED IN WEST KENSINGTON, A DESIRABLE LOCATION WITH PLENTY OF LOCAL AMENITIES, INCLUDING RESTAURANTS, CAFES, AND SHOPS, ALL WITHIN EASY REACH. TRANSPORT LINKS ARE ALSO EXCELLENT, WITH WEST KENSINGTON UNDERGROUND STATION ACROSS THE STREET.

- DOUBLE BEDROOMS
- LARGE RECEPTION ROOM
- SEPARATE KITCHEN
- HEATING AND HOT WATER INCLUDED

£2,250 PCM



— First Floor



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
64.21 sqm / 691.15 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
59.55 sqm / 640.99 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 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: 61.91 sqm / 666.39 sqft
IPMS 3C RESIDENTIAL: 59.86 sqm / 644.33 sqft

spec id : 60b0ad0f4646a70e292eff10

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			
		75	79
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			
		65	66
England & Wales		EU Directive 2002/91/EC	