

MOUNTGRANGE
HERITAGE



Stanhope Gardens, SW7

£5,000 per week Fees May Apply

This well presented four bedroom town house oozes with elegance and charm from the minute you walk in. The property is located in the heart of South Kensington next to one of the most sought-after garden squares and over 2300 sq ft of space. The house comes with beautiful wood flooring throughout, an open plan kitchen on the ground floor with direct access to the terrace, four modern bathrooms (two en-suites) and a wonderful reception room for entertaining.

4 Bedrooms | 2 Reception Rooms | 4 Bathrooms
Furnished

Kensington Office

13b Stratford Road, London W8 6RF
020 7937 9976

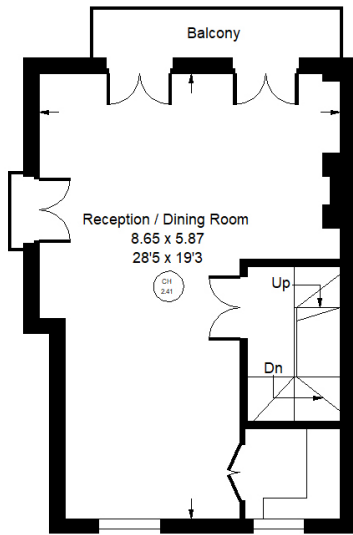
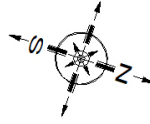
lettings.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

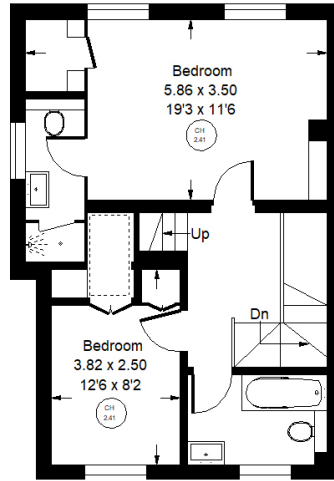
mountgrangeheritage.co.uk

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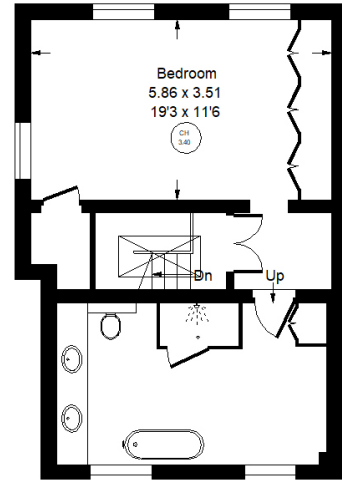
Approx. Gross Internal Area = 217.2 sq m / 2338 sq ft
 Garage = 25.2 sq m / 271 sq ft
 Total = 242.4 sq m / 2609 sq ft



First Floor

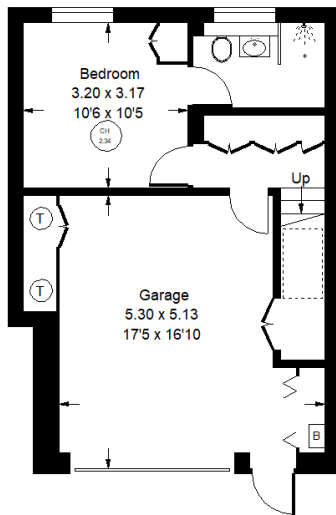


Second Floor

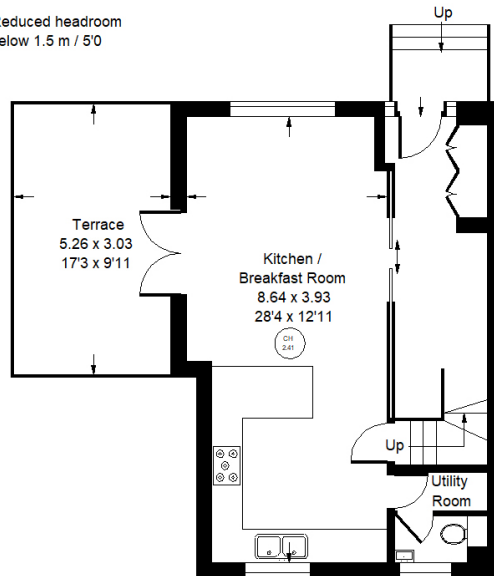


Third Floor

= Reduced headroom below 1.5 m / 5'0"



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

Stanhope Gardens
LONDON
SW7 5RG

Energy rating

E

Valid until: 16 September 2028

Certificate number: 8228-6521-7060-6563-8992

Property type

End-terrace house

Total floor area

217 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.