

CLUNIE HOUSE

LONDON, SW1X





A wonderful second floor flat with lift, two double bedrooms, dining room, reception with balcony overlooking garden square.

Positioned in a very quiet location and benefitting from a wonderful backdrop of Hans Place garden square is this well presented two bedroom apartment. Arranged on the second floor with lift and presented in very good order. Wooden floors throughout with modern lighting and an abundance of natural light.



Modern sleek kitchen with Miele appliances and double doors leading to a separate dining room which provides a wonderful entertaining space.

Generous reception room overlooking the garden square with balcony offering a comfortable living area and well designed storage surrounding a large television.

Along the hallway are two double bedrooms. An en suite bathroom compliments the principal bedroom, and there is a further family shower room accessible as a guest bathroom.



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Approximate Internal Area

1,046 ft² / 97.2 m²

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

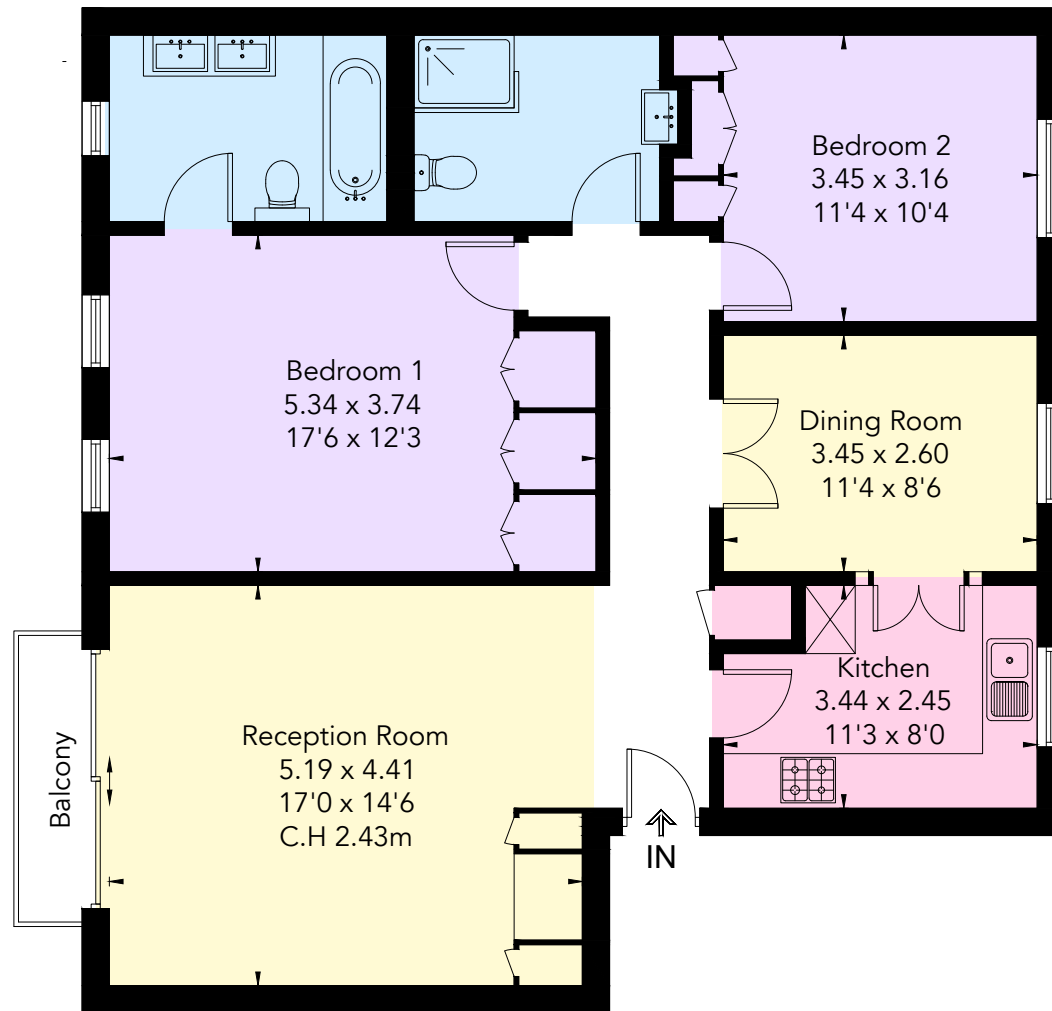
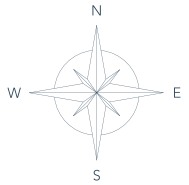
Rent Price: £1,495 per week
Deposit: Six weeks rent
Tenure: Long Let
Local Authority: RBKC
Council Tax: Band H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	64 D	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tedworth Property

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Second Floor

Disclaimer Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.