



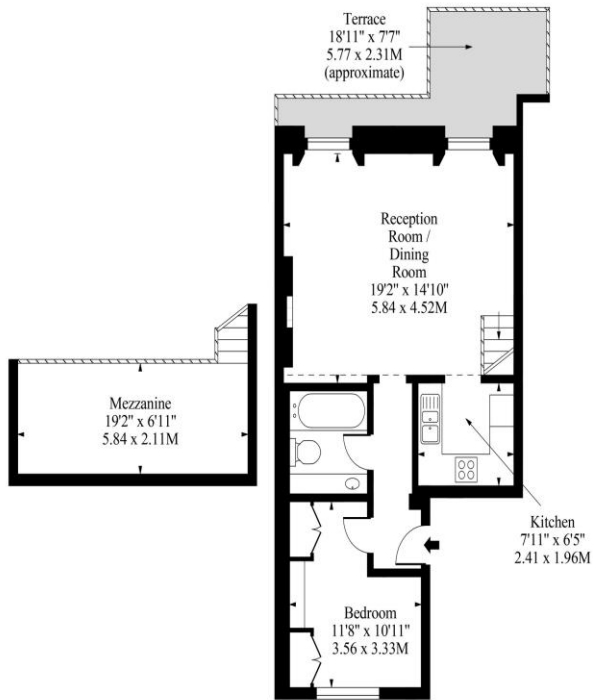
1 Bedroom Flat  
Craven Hill Gardens  
London W2

- One Double Bedroom
- Period Conversion
- Central Location in W2
- Wood floors

Price: £625 pw / £2,708.33 pcm



## Craven Hill Gardens W2



First Floor

Approx Gross Internal Area 680 Sq Ft - 63.17 Sq M  
(Area Including Mezzanine)

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

We are delighted to offer this superb apartment that is located on the first floor of this impressive Stucco Fronted Period property on one of London's pretty garden squares. The flat is in a sought after location close to Hyde Park and benefits from being light and bright with wood flooring and a tiled bathroom with overhead shower. Double bedroom with Wardrobes, spacious reception with high ceilings, Stairs to a Mezzanine level that can be used for storage or chill out zone, sash windows offering lots of natural light that open up to a lovely front facing balcony and a separate kitchen. Craven Hill Gardens is within close proximity to the open spaces of Hyde Park and Kensington Gardens. Transport links include Paddington mainline (Network Rail and Heathrow Express) and underground (District, Circle, Bakerloo and Hammersmith and City lines) station, Lancaster Gate underground (Central line) and Queensway underground (Central line). Residents also have use of the private "Gardens" in the square of Craven Hill Gardens. The property is available to rent now having just been repainted from the last tenancy. Ideally suit professional single or couple. Part Furnished

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.