



**Gordon Place**

**1 Bedroom**

**£695 pw + security deposit**

, London Kensington



**CHAMPIONS**



## C, 15 Gordon Place

### Description

- Buy to Let
- 1 Bed + 1 Reception
- Shower
- Council Tax Band F
- No Parking
- Dish Washer
- Apartment - Furnished
- 1 Bathroom
- Energy Rating : D
- No special accessibility
- Washing Machine
- Gas Central Heating

A charming one bedroom apartment (572sqft), situated on the raised ground floor with all the character one would expect of an attractive period conversion in a prime Kensington residential street.

The property boasts high ceilings, a modern large bathroom with both a bath and separate shower, and good storage in the double bedroom. There is gas central heating.

Gordon Place is wonderfully located for both Kensington High Street and Notting Hill. High Street Kensington Underground station is a 6 minute walk, with Notting Hill Gate underground station a 10 minute walk.

The average download speed of the fastest broadband package at this postcode is 1130mb (Virgin Media).

The council tax band is F, and the EPC rating is D.



### Accommodation Comprises:



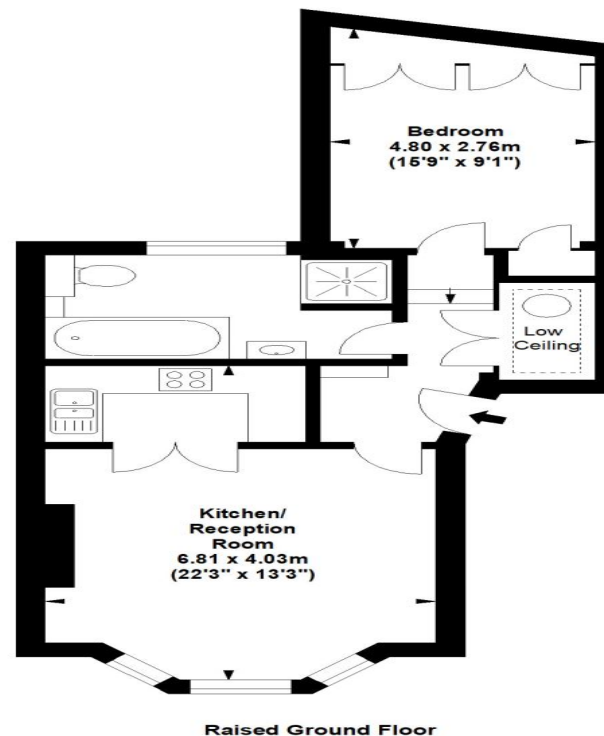


Service Fees : £2,960pa

Certificate Number : 5500-7303-0822-0077-3773

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/5500-7303-0822-0077-3773>



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**Gordon Place, W8**

**Approx. Gross Internal Area  
53.14 Sq M - 572 Sq Ft**



### Our

### Fees

We require a Holding Deposit equal to 1 week's rent (approx £695.00) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £3475.00)

The following fees may also be charged during your tenancy

Lost/replacement	keys/security	fobs
Rent	arrears	fees/charges
Change	of	tenancy
Early	termination	fee

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Champions cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.



# CHAMPIONS

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