

PHILLIMORE WALK, KENSINGTON, W8







### Key Features

- Large three bedroom terraced mews house
- Spacious reception room
- Separate fully fitted kitchen
- Two contemporary bathrooms (one ensuite)
- Close to local amenities and transport links

### Description

SHORT LET / HOLIDAY LET: A beautifully presented and character filled three bedroom terraced Victorian mews house located just moments away from Kensington High Street. Spread over three floors, the house is finished to a very high standard and comprises, on the ground floor, a twin/double bedroom with fitted wardrobes and elegant fully tiled bathroom with bath and shower, guest cloakroom and storage space. On the first floor, there is the master bedroom with large walk in wardrobe, second double bedroom with fitted wardrobe, modern bathroom and extra storage space. The stairs leading to the second floor land directly into a spacious and exquisitely decorated reception room with dedicated dining area, gas fireplace and wooden floors throughout and separate fully fitted kitchen with Smeg appliances and Miele dishwasher and washing machine.

### Situation

Phillimore Walk is a quiet residential street located on the Phillimore Estate which is just few minutes walk to Kensington High Street with its many excellent shops, restaurants and transport facilities. The nearest underground station is High Street Kensington (District and Circle lines).

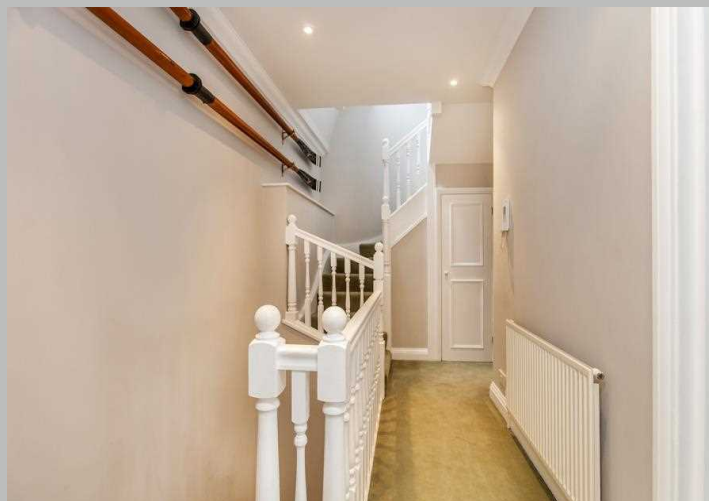
Suitable for up to six guests | WiFi Included | Additional cleaning charges apply | Price from £1725 to £2070 per week (depending on length and period of stay)

## PHILLIMORE WALK, KENSINGTON, W8





*Beautiful three bedroom Victorian mews house just moments away from Kensington High Street*



Terms

**Price:** £2,100.00 per week

**Furnished/Unfurnished:** Furnished

**Local Authority/Council Tax:** Council Tax Included

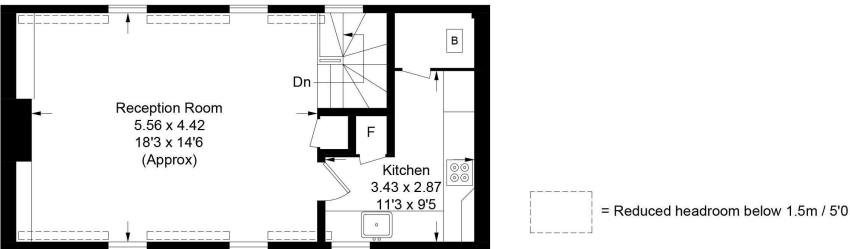
**Viewing** To view call 020 7043 8431

**Parking:** Residents Parking

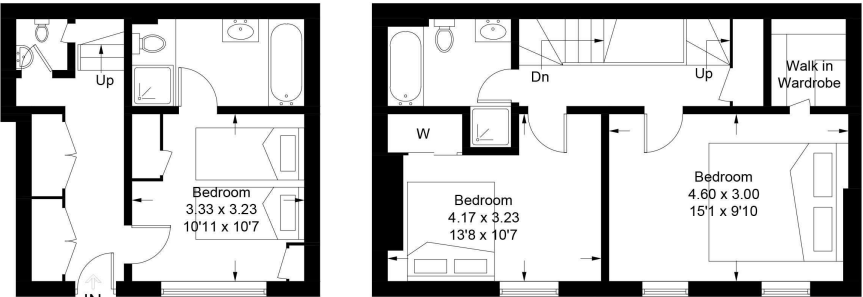
**Fees:** M2 Property do not charge tenant administration fees.We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) andClient Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>		85	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	65		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.

Approximate Gross Internal Area = 112.6 sq m / 1212 sq ft



Second Floor



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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M2 Property | 6 Roland Gardens | South Kensington | London SW7 3PH T 020 7043 8432 E info@m2property.com www.m2property.com

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