



**CAMBRIDGE GARDENS, LONDON, W10**  
**£1,650 PER MONTH FURNISHED**

## **A FABULOUS STUDIO FLAT PRESENTED IN EXCELLENT CONDITION**

North Kensington | 020 7792 5000 | [northkensington@winkworth.co.uk](mailto:northkensington@winkworth.co.uk)

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](http://winkworth.co.uk)

**Winkworth**

**for every step...**



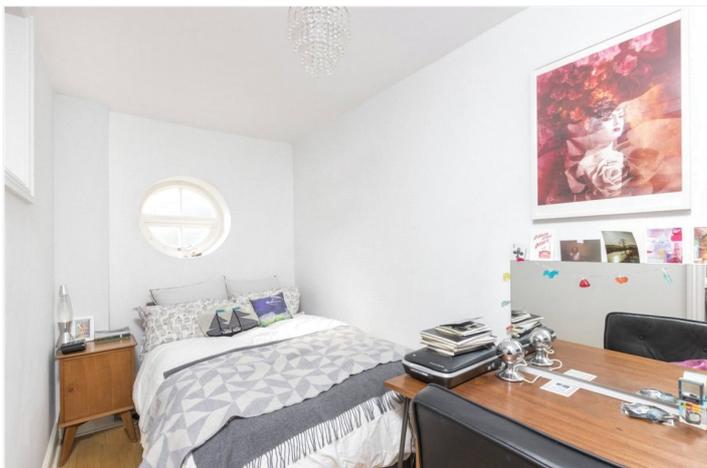
## DESCRIPTION:

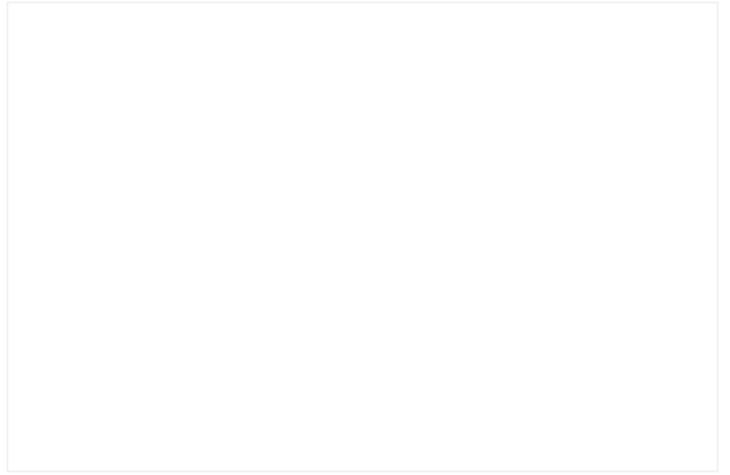
Situated at the front of the building on the lower ground floor, the flat has a private street entrance, which leads to a fantastic reception room with its south facing bay window, space for dining and a modern open plan kitchen. There is a separate sleeping area with fitted cupboards, a shower room, utility room and additional storage cupboard.

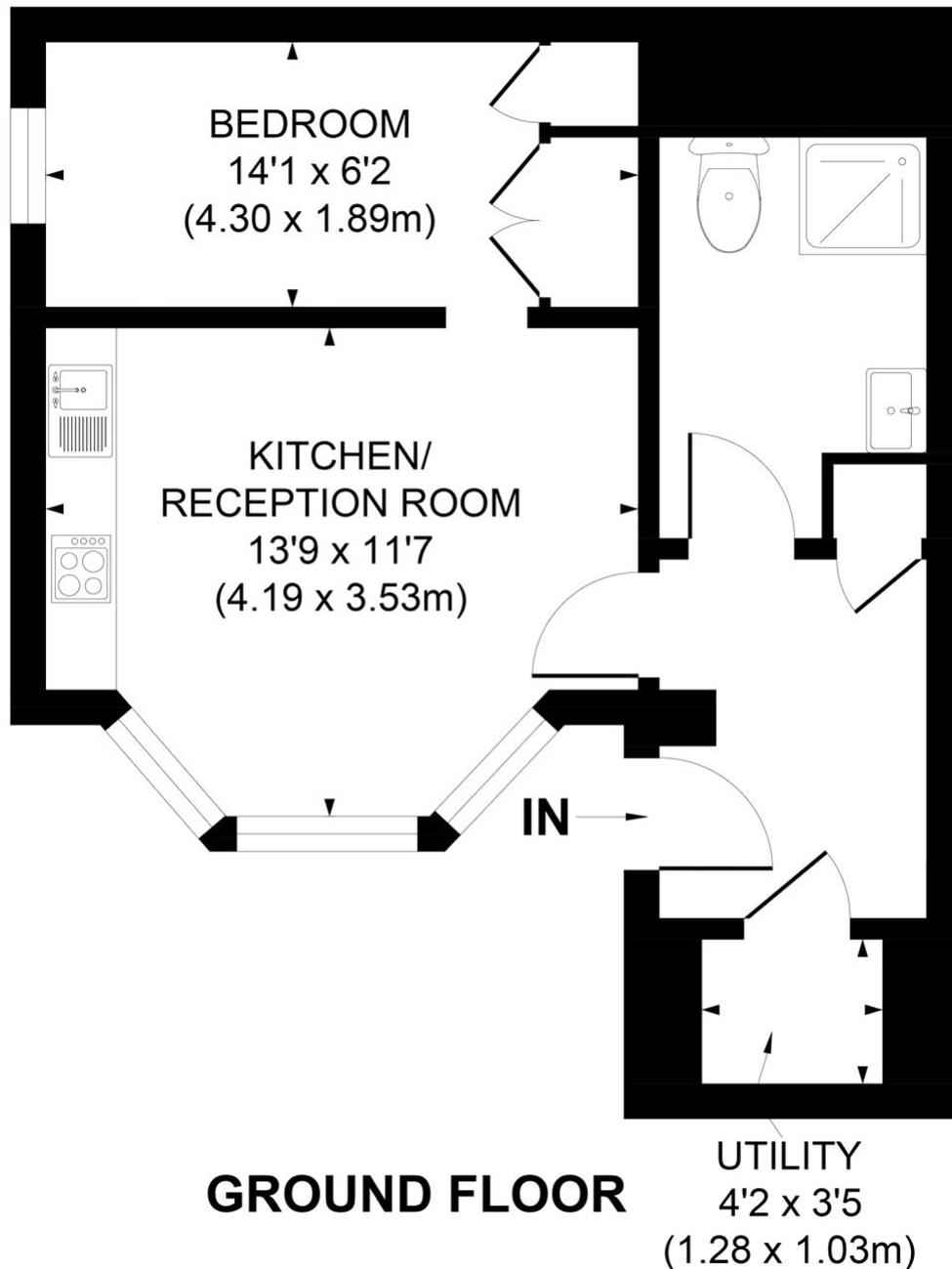
Accommodation comprises: Private Street Entrance, Studio Room, Open Plan Kitchen, Shower Room, Utility Room, Storage Cupboard and entitlement to an RBKC Parking Permit.

## AT A GLANCE

- BRIGHT
- SPACIOUS
- GREAT LOCATION
- CLOSE TO UNDERGROUND







APPROX. GROSS INTERNAL FLOOR AREA 389 SQ. FT / 36.12 SQ. M

Illustration for identification purpose only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
Prepared by Pixangle ©. Tel 020 8870 2118

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £0.00

Holding Deposit:

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.