

Flat 7, 58-59 Hyde Park Gate, London SW7 5ED

A very spacious lower ground property, ideally located in a historic portered building, opposite Kensington Gardens and close to the amenities of High Street Kensington. This stunning 1 bedroom flat has just undergone refurbishment and has been interior designed to a very high standard. The flat boasts wooden floors throughout and access to a private patio from the living room. The flat is within a few minutes walk of excellent transport links, including the Kensington High Street underground and all other local amenities.



Bedroom : En Suite Bathroom : Guest Cloakroom : Kitchen : Reception Room : 2
Patios : Lift : Porter : EPC Rating C

£525 pw / £2,275 pm | Long Let



Fees and Charges

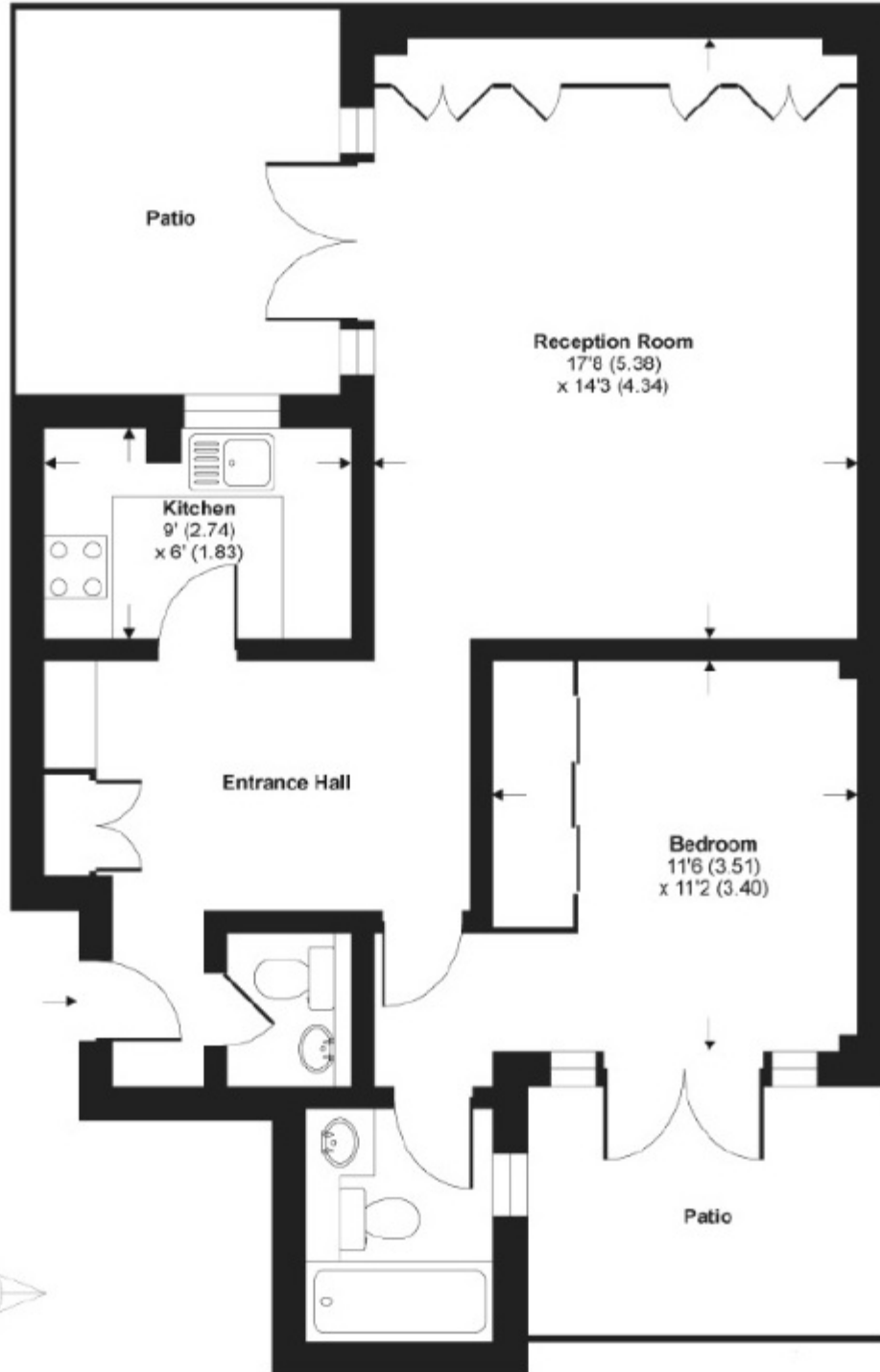
Upfront payments/fees for letting this property, if it is an AST letting, consist only of the rent, tenancy deposit and any agreed holding deposit (if applicable). For a list of administrative payments and fees applicable to all other lettings, please contact us for further information.

Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.

APPROX. GROSS INTERNAL FLOOR AREA 642 SQFT / 59.6 SQM
PATIO APPROX. FLOOR AREA 247 SQFT / 22.9 SQM



LOWER GROUND FLOOR

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).