



# Rutland House, W8

£1,550 pw

4 bedroom flat to rent

## Description

A newly refurbished lateral apartment (in the region of 2300 sq.ft) on the lower ground floor in this period mansion building a short walk from High Street Kensington. The property has been totally renovated to provide a very modern home with beautiful wood flooring throughout, a large family kitchen (connected by double doors from one reception room), contemporary bathrooms and good storage. Under-floor heating costs are included in rental - and there is a contemporary Naked Flame fire in one of the reception rooms. The large westward facing windows in the reception rooms allow light to flow in to the property. The facilities of Kensington High Street are within a short walk - and Kensington Gardens and Holland Park are within easy reach.



Rutland House, W8  
Approx. Gross Internal Area  
2234 Sq Ft - 207.54 Sq M



Lower Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate.  
This floor plan is for illustrative purposes only and is not to scale.  
© Telegraph 1st 2014  
Photography: Christopher Mitchell-Turner  
Tel: 0844 345 4881 www.telegraph.co.uk



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		<b>74</b>	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	<b>48</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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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>).

Viewing by appointment only  
 Milton Stone - Head Office  
 53 Abingdon Road, London W8 6AN  
 Tel: 0207 938 2311 Email: [sophie@miltonstone.com](mailto:sophie@miltonstone.com) Website: <http://www.miltonstone.com>

