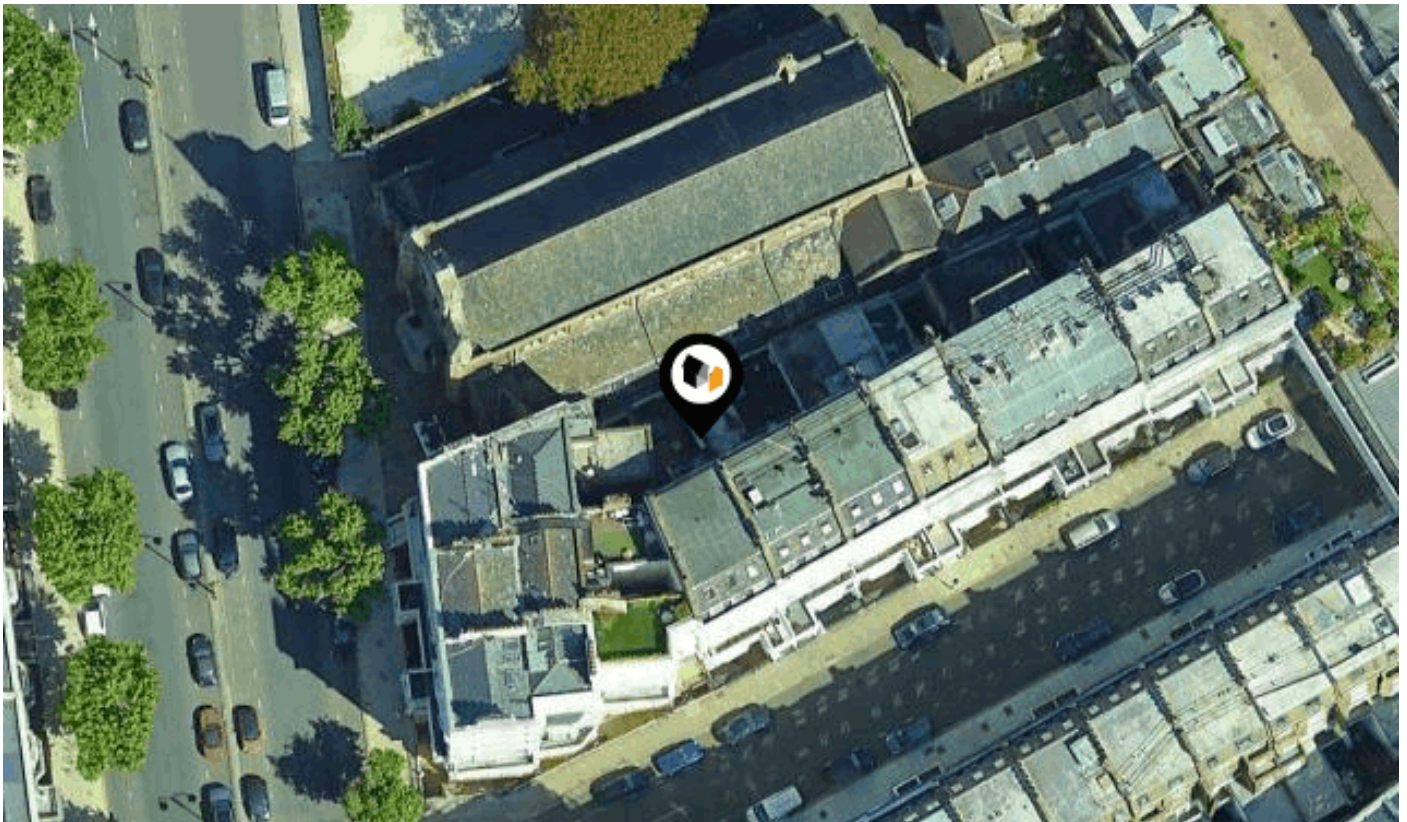


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 06th July 2023



1, MANSON PLACE, LONDON, SW7

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

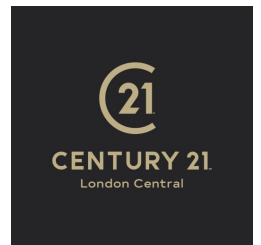
roger.collings@century21uk.com

www.century21uk.com



Introduction

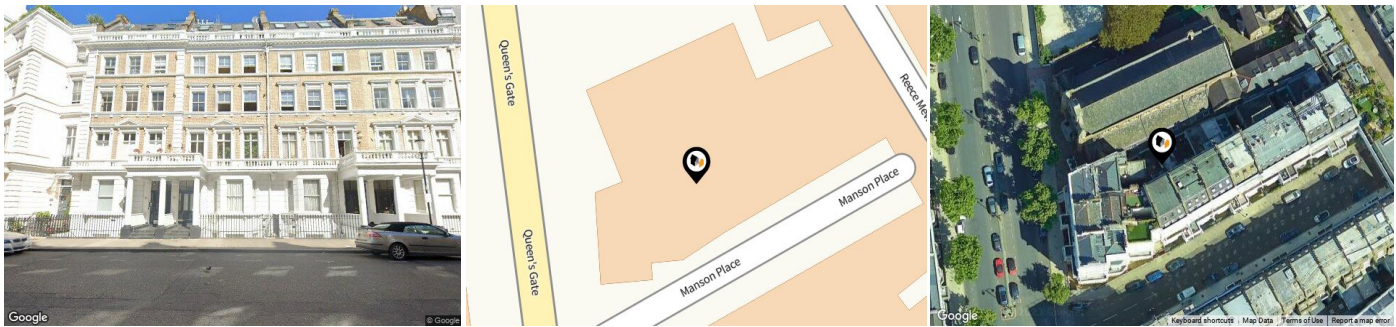
Our Services



Our Agency: Century21
Your Agent: Roger Collings
Agent Contact: 020 7630 1099
Agent Email: roger.collings@century21uk.com

Welcome to Manson Place, a stunning 2-bedroom, 2-bathroom apartment located in the highly sought-after area of South Kensington, London. Situated in Manson Place, this property offers a luxurious and comfortable living experience in one of the most prestigious neighbourhoods in the city. Spanning across a generous 721 square feet, this apartment boasts a spacious and well-designed layout. The living area is bright and inviting, providing ample space for relaxation and entertainment. The modern kitchen is fully equipped with high-end appliances, making it a joy to cook and entertain guests. The master bedroom features an ensuite bathroom, offering privacy and convenience. The second bedroom is equally spacious and is serviced by a separate bathroom. Both bedrooms are elegantly designed with ample storage space and large windows that flood the rooms with natural light. Located in a well-maintained building, this apartment offers a secure and peaceful environment. With its prime location in South Kensington, residents will have easy access to a wide range of amenities, including world-class restaurants, cafes, boutiques, and cultural attractions. The property is also conveniently located near several transport links, making it easy to explore the rest of London. Priced at £4,000 per month, this property offers excellent value for its prime location and high-quality features. Don't miss the opportunity to lease this exceptional apartment in the heart of South Kensington. Contact us today to arrange a viewing and secure your dream home. Available from 9th August 2023

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	688 ft ² / 64 m ²
Council Tax :	Band G
Annual Estimate:	£2,304
UPRN:	217097601

Local Area

Local Authority:	Kensington And Chelsea
Conservation Area:	Queen's Gate, Kensington and Chelsea
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	1000 mb/s

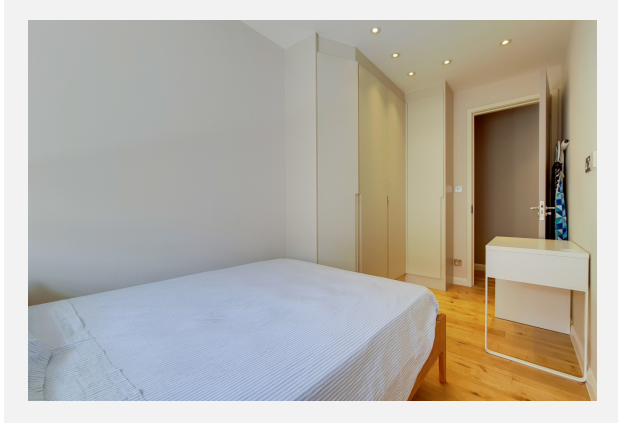
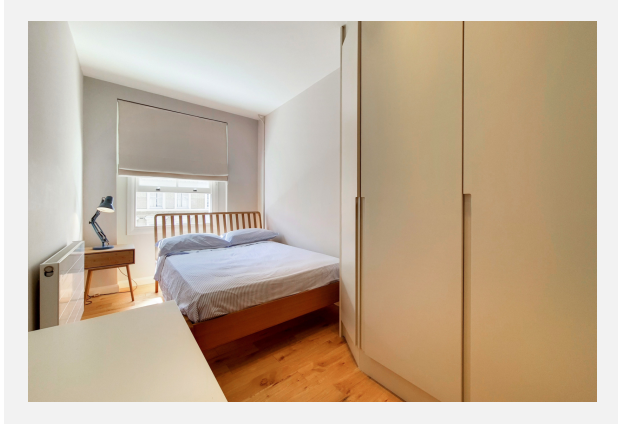
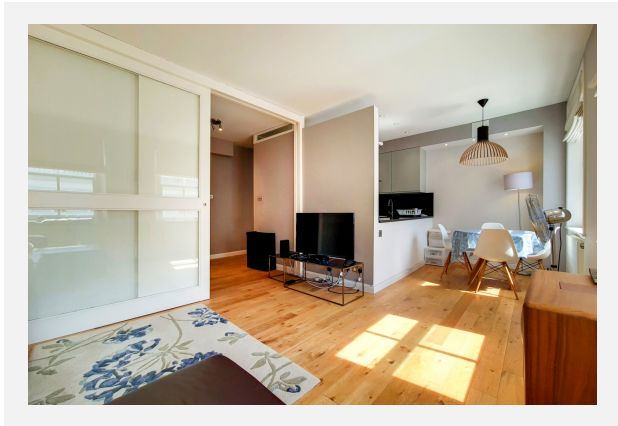
Mobile Coverage: (based on calls indoors)

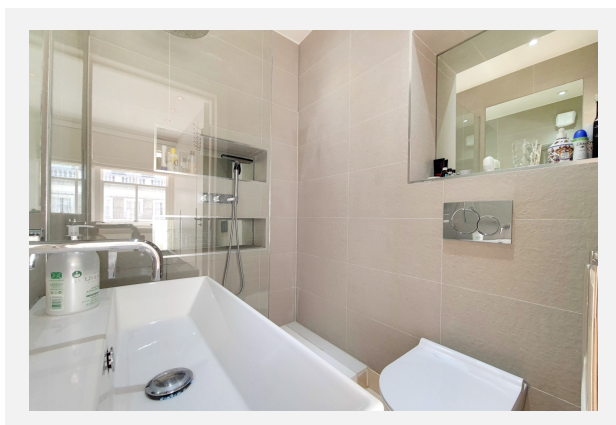


Satellite/Fibre TV Availability:



Gallery Photos





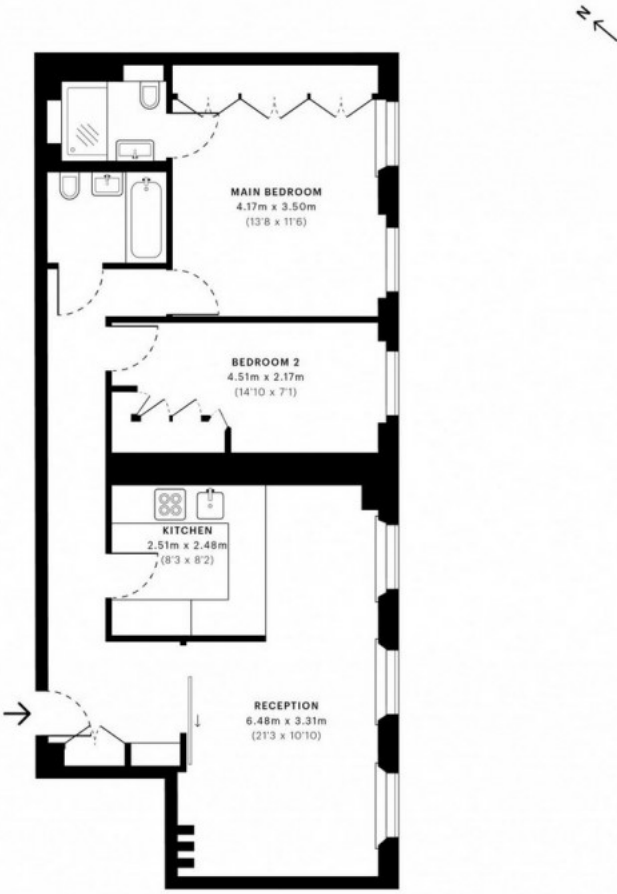
1, MANSON PLACE, LONDON, SW7

Manson Place, SW7

CAPTURE DATE 06/05/2022 LASER SCAN POINTS 112,561,096

GROSS INTERNAL AREA

69.47 sqm / 747.77 sqft



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
69.47 sqm / 747.77 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
63.44 sqm / 682.86 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.16 sqm / 1.72 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 69.70 sqm / 750.24 sqft
IPMS 3C RESIDENTIAL 64.26 sqm / 691.69 sqft
SPEC ID 626ab0fb062a930dcbab37d0

Property EPC - Certificate



1-3 Manson Place, LONDON, SW7

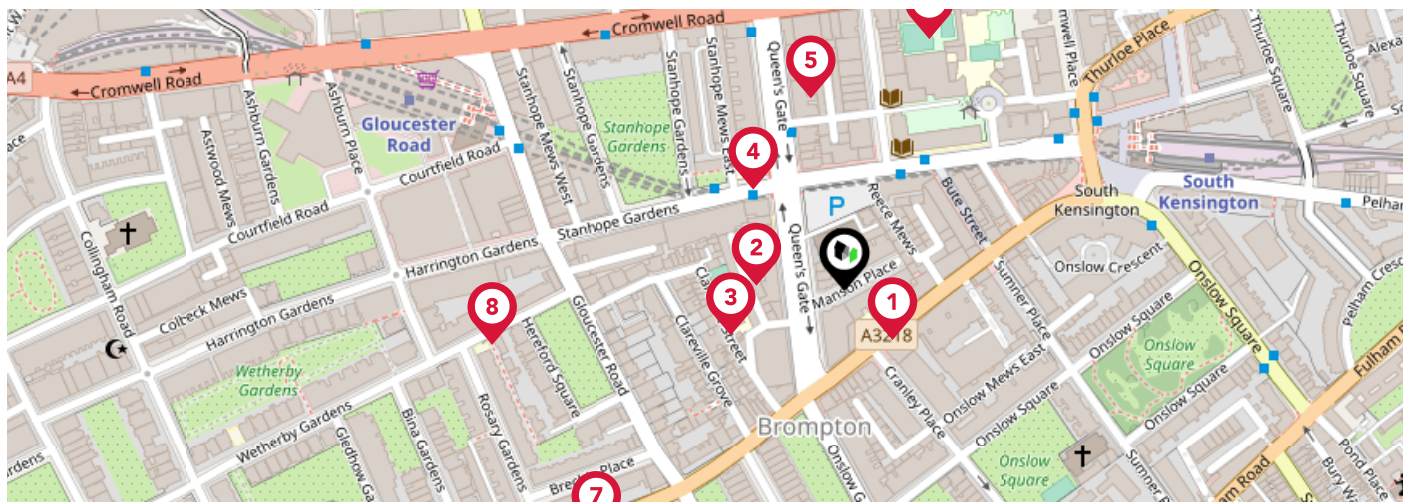
Energy rating

C

Valid until 01.11.2028

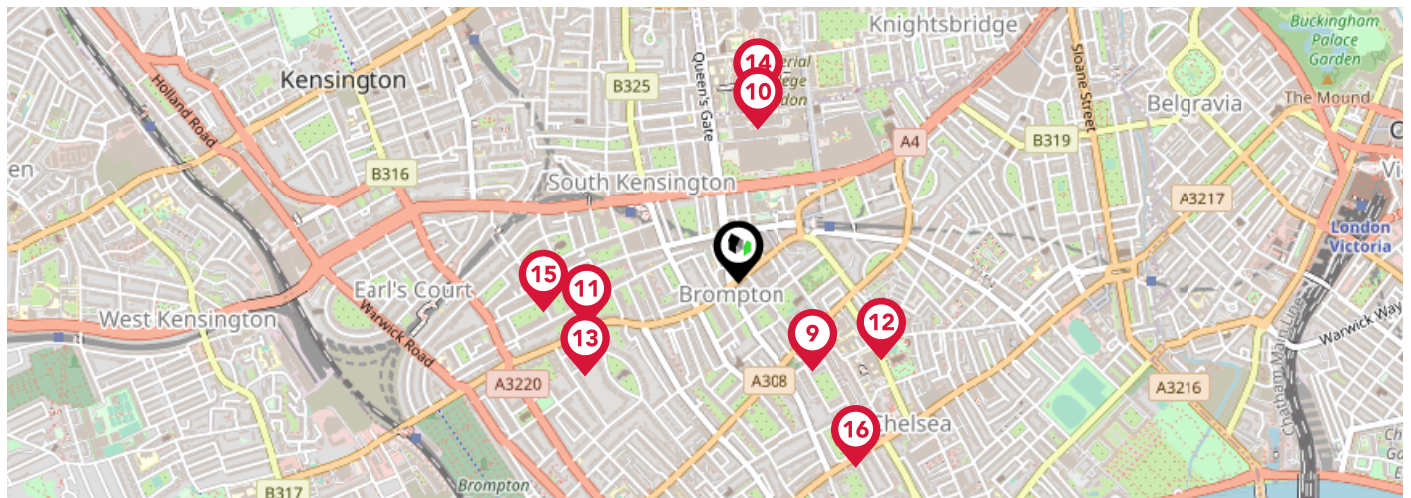
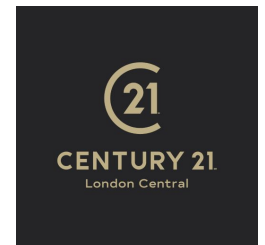
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Area Schools



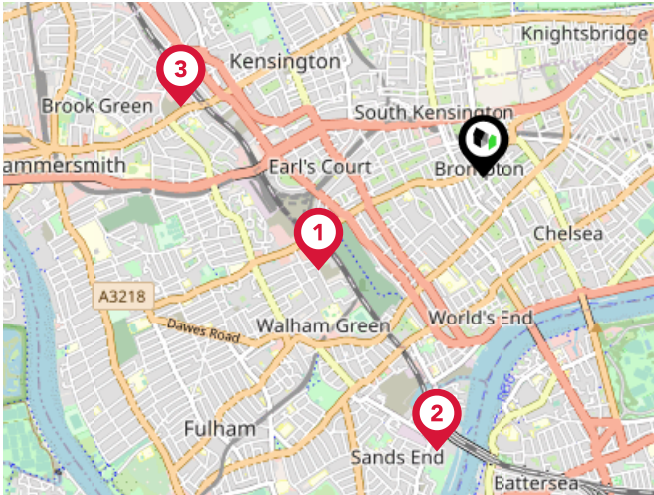
	Nursery	Primary	Secondary	College	Private
1 Westminster Tutors Ofsted Rating: Outstanding Pupils: 40 Distance:0.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Mander Portman Woodward School Ofsted Rating: Not Rated Pupils: 604 Distance:0.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Our Lady of Victories RC Primary School Ofsted Rating: Outstanding Pupils: 209 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Glendower Preparatory School Ofsted Rating: Not Rated Pupils: 251 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Queen's Gate School Ofsted Rating: Not Rated Pupils: 533 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Lycee Francais Charles de Gaulle Ofsted Rating: Good Pupils: 3523 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Falkner House Ofsted Rating: Not Rated Pupils: 333 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Philip's School Ofsted Rating: Outstanding Pupils: 87 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



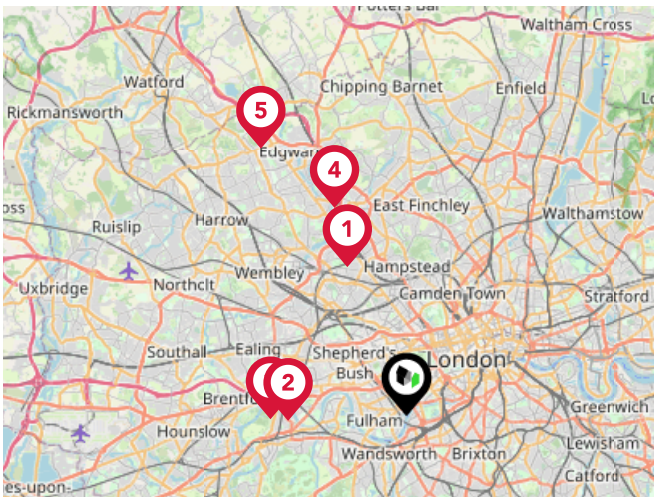
		Nursery	Primary	Secondary	College	Private
	Institute of Cancer Research Ofsted Rating: Not Rated Pupils:0 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Imperial College of Science, Technology and Medicine Ofsted Rating: Not Rated Pupils:0 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wetherby Kensington Ofsted Rating: Good Pupils: 149 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oratory Roman Catholic Primary School Ofsted Rating: Outstanding Pupils: 209 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bousfield Primary School Ofsted Rating: Outstanding Pupils: 447 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal College of Music Ofsted Rating: Not Rated Pupils:0 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Collingham Ofsted Rating: Not Rated Pupils: 171 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hampshire School Chelsea Ofsted Rating: Not Rated Pupils: 191 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



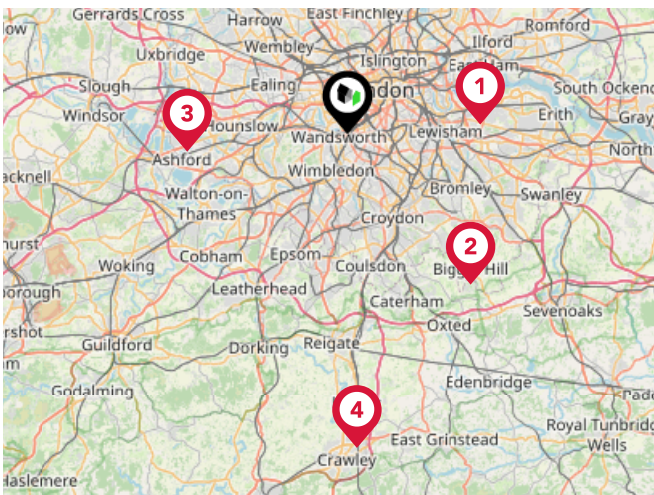
National Rail Stations

Pin	Name	Distance
1	West Brompton Rail Station	0.87 miles
2	Imperial Wharf Rail Station	1.28 miles
3	Kensington (Olympia) Rail Station	1.43 miles



Trunk Roads/Motorways

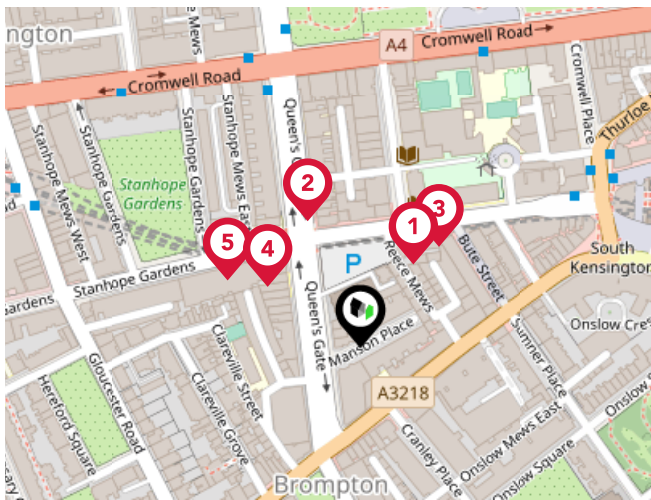
Pin	Name	Distance
1	M1 J1	5.96 miles
2	M4 J1	4.41 miles
3	M4 J2	5.08 miles
4	M1 J2	8.16 miles
5	M1 J4	11.24 miles



Airports/Helipads

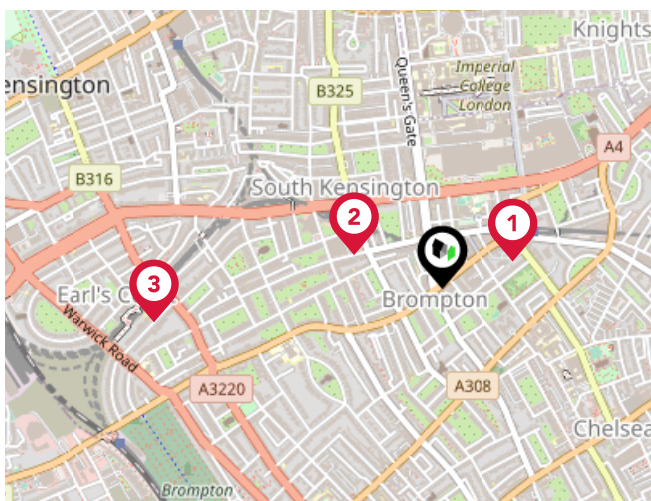
Pin	Name	Distance
1	London City Airport	9.84 miles
2	Biggin Hill Airport	14.36 miles
3	London Heathrow Airport	11.92 miles
4	London Gatwick Airport	23.29 miles

Area Transport (Local)



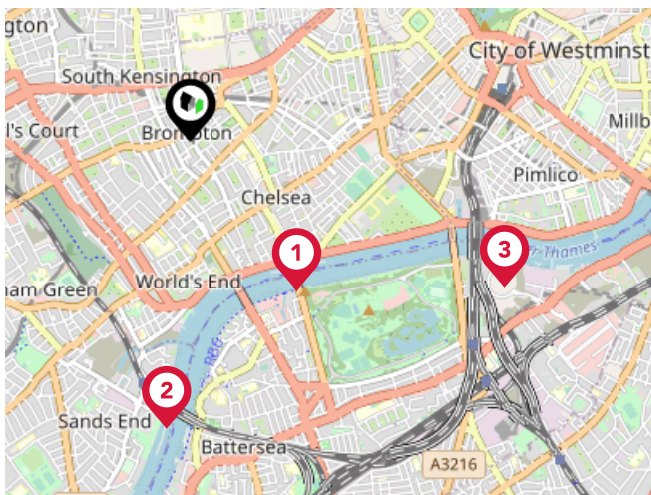
Bus Stops/Stations

Pin	Name	Distance
1	Queensberry Place	0.06 miles
2	Harrington Road	0.08 miles
3	Queensberry Place	0.07 miles
4	Stanhope Gardens	0.06 miles
5	Stanhope Gardens	0.09 miles



Local Connections

Pin	Name	Distance
1	South Kensington Underground Station	0.17 miles
2	Gloucester Road Underground Station	0.22 miles
3	Earl's Court Underground Station	0.67 miles



Ferry Terminals

Pin	Name	Distance
1	Cadogan Pier	0.85 miles
2	Chelsea Harbour Pier	1.32 miles
3	Battersea Power Station Pier	1.6 miles



Century21

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



Roger Collings

57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office
Agency

