



CENTURY 21  
London Central

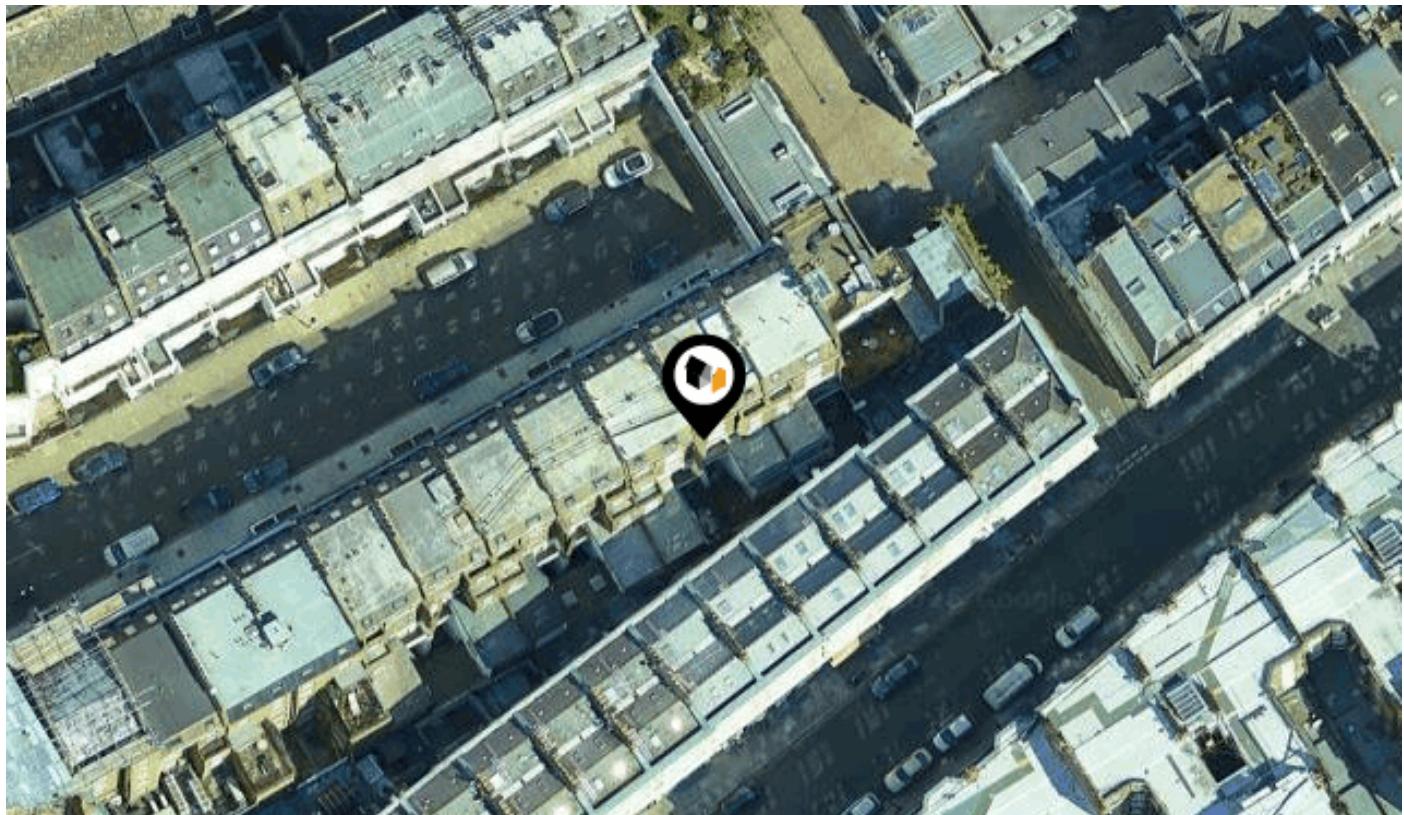


See More Online

# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Friday 25<sup>th</sup> July 2025**



## **9, MANSON PLACE, LONDON, SW7**

**Rental Price pcm : £5,000**

### **Century21**

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

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[www.century21uk.com](http://www.century21uk.com)



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**sprift**  
Lettings Intelligence

# Introduction Our Services



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

To Let: Stunning 2-Bedroom Apartment in the Heart of London Address:

Welcome to your new home in one of London's most sought-after locations! This exquisite 2-bedroom, 2-bathroom apartment offers a perfect blend of modern living and classic charm, making it an ideal choice for professionals, couples, or small families.

**Property Highlights:** Spacious Living: with a generous building area of 870 sqft, this apartment boasts an open and airy layout, perfect for entertaining or relaxing after a long day. - Bedrooms: Two well-appointed bedrooms provide ample space for rest and relaxation. The master suite features an ensuite bathroom for added privacy and convenience.- Bathrooms: Enjoy the luxury of two modern bathrooms, including a stylish ensuite, designed with contemporary fixtures and finishes.-

**Interior Design:** The apartment features beautiful hardwood flooring throughout, complemented by tasteful home decor and furnishings that create a warm and inviting atmosphere.- **Living Areas:** The spacious living room is perfect for unwinding or hosting guests, while the dining area is ideal for enjoying meals with family and friends.-

**Kitchen:** The well-equipped kitchen is a chef's delight, featuring modern appliances and ample storage space, making meal preparation a breeze.-

**Location:** Nestled in the vibrant South Kensington area, this apartment is surrounded by an array of amenities, including boutique shops, cafes, and restaurants. With excellent transportation links, you'll have easy access to the rest of London, making it an ideal base for city living. South Kensington Underground is a 5 mins walk. Don't miss out on this exceptional opportunity to rent a stunning apartment in a prime location. For more information or to schedule a viewing, please contact us today! Available 18th August 2025 at £5,000 PCM

# Property Overview



## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	870 ft <sup>2</sup> / 80 m <sup>2</sup>
Year Built :	Before 1900
Council Tax :	Band G
Annual Estimate:	£2,653

Price Estimate:	TBC
Rental Price pcm:	£5,000
Yield:	(-)%

## Local Area

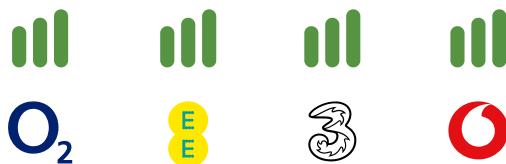
Local Authority:	Kensington and Chelsea
Conservation Area:	Queen's Gate
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**16**  
mb/s      **1000**  
mb/s



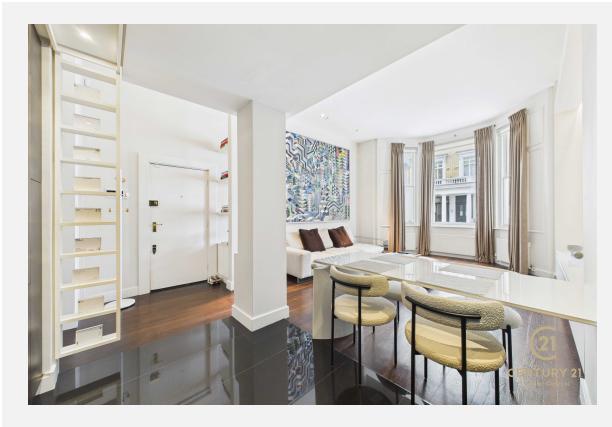
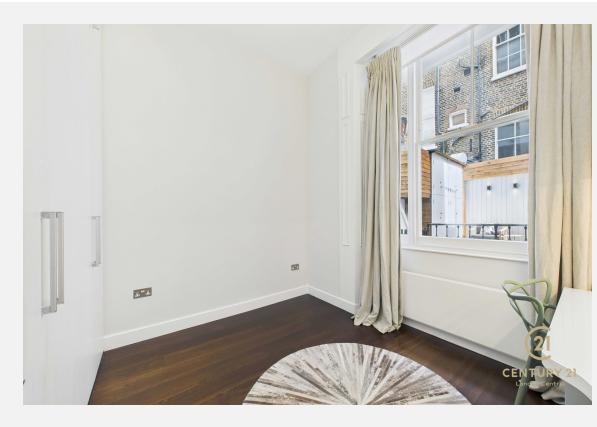
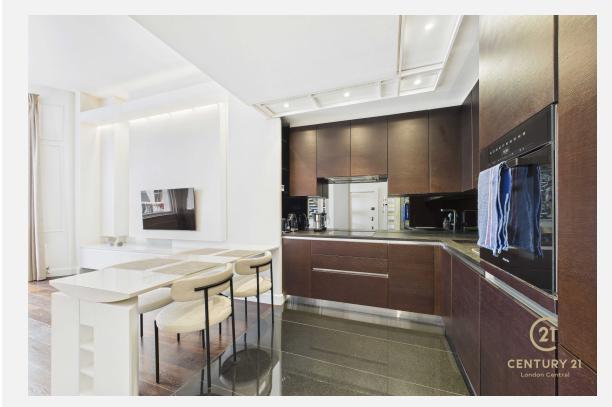
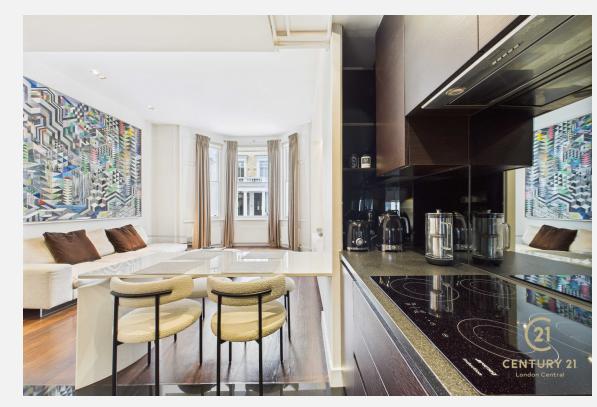
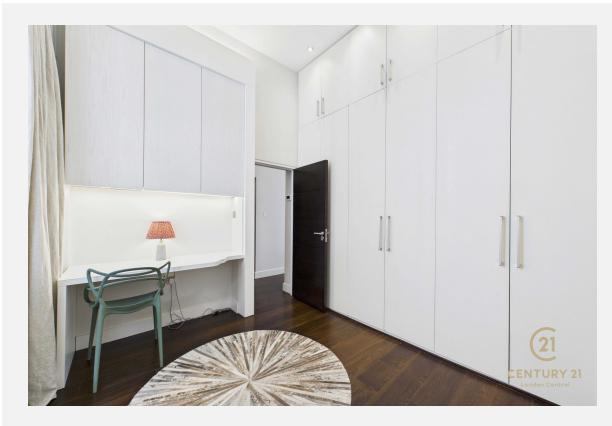
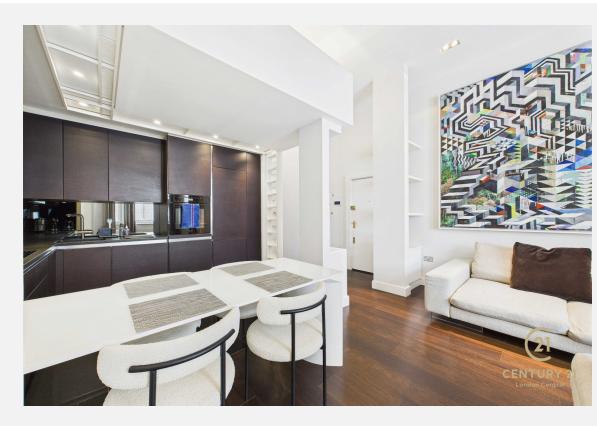
**Mobile Coverage:**  
(based on calls indoors)



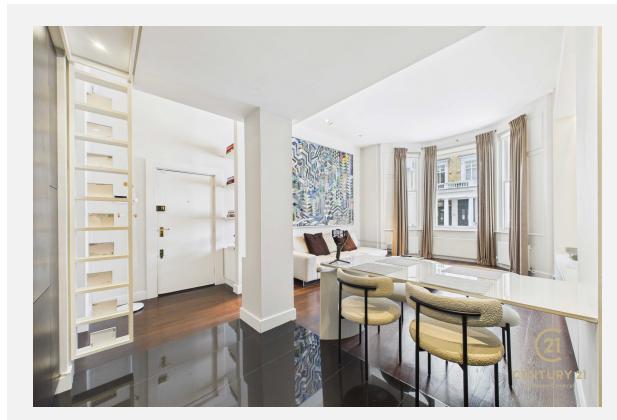
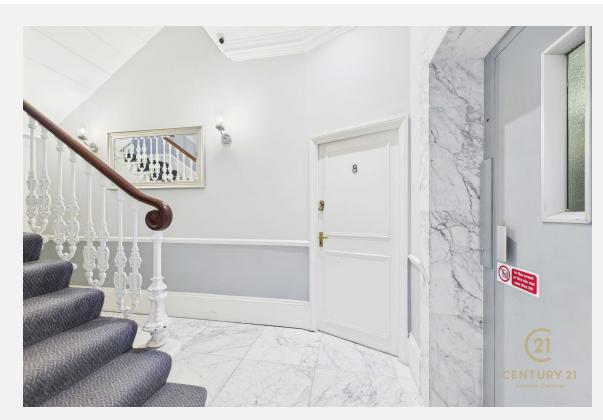
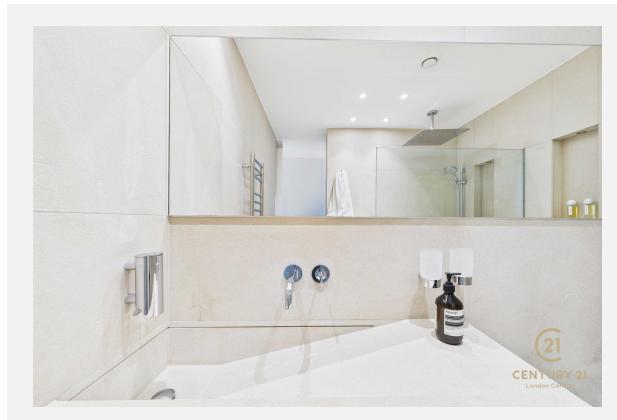
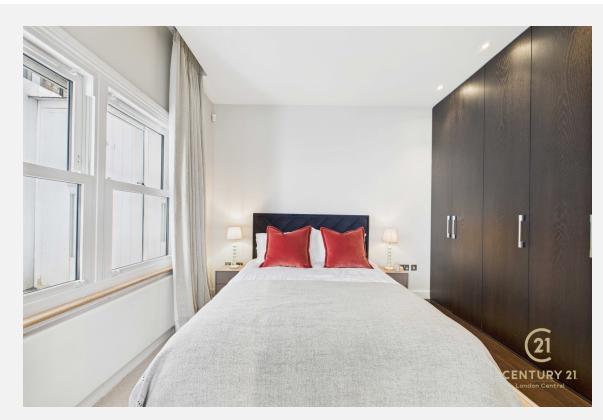
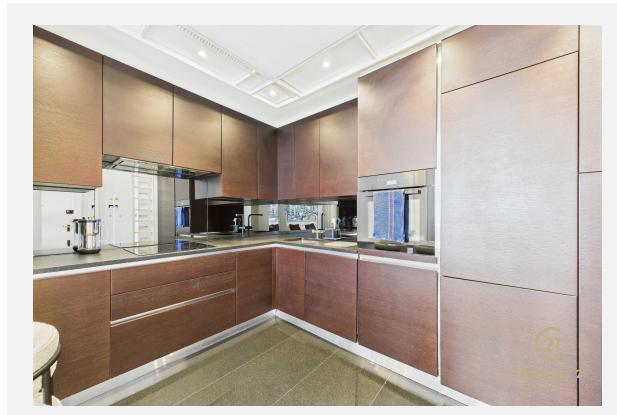
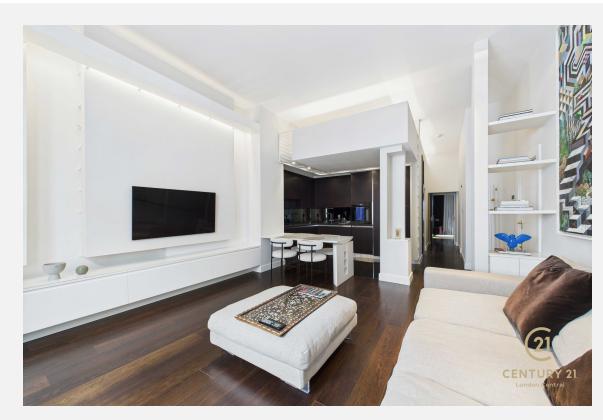
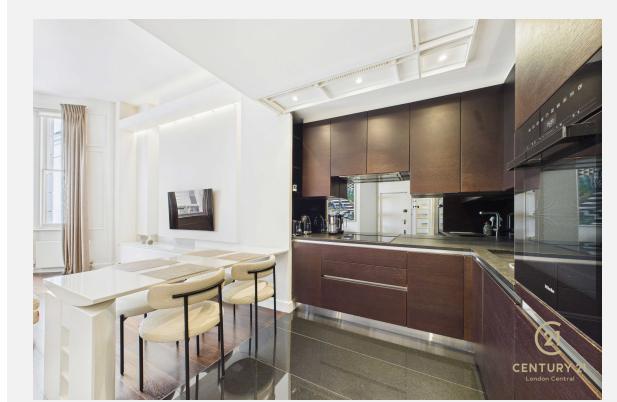
**Satellite/Fibre TV Availability:**



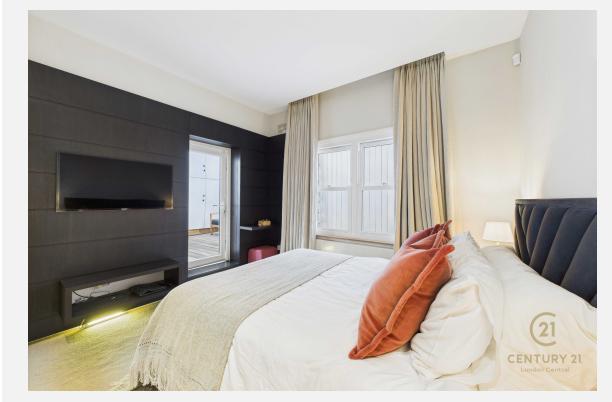
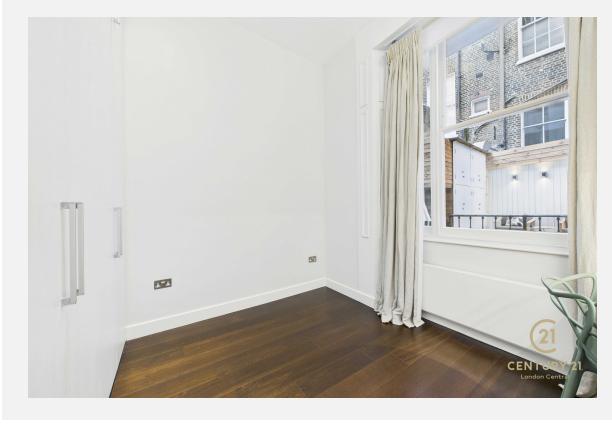
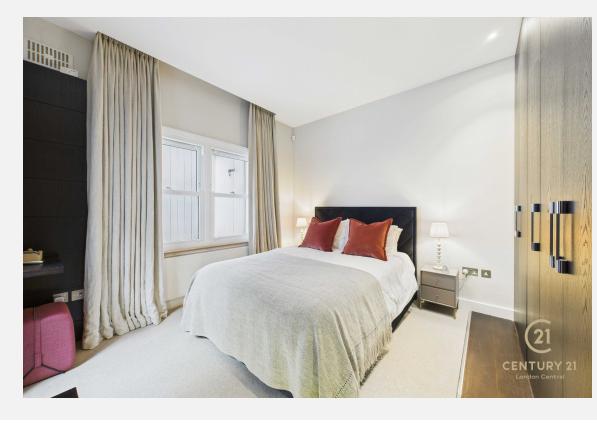
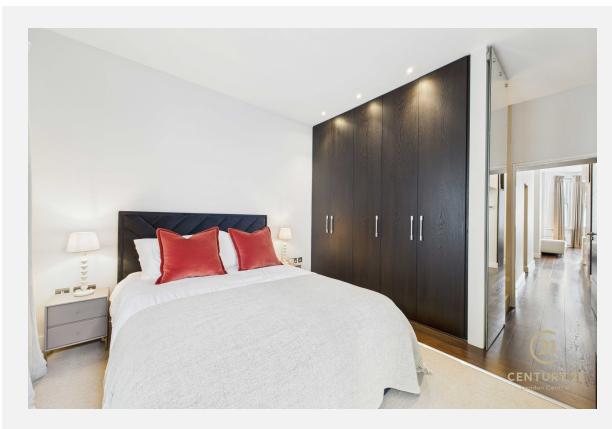
# Gallery Photos



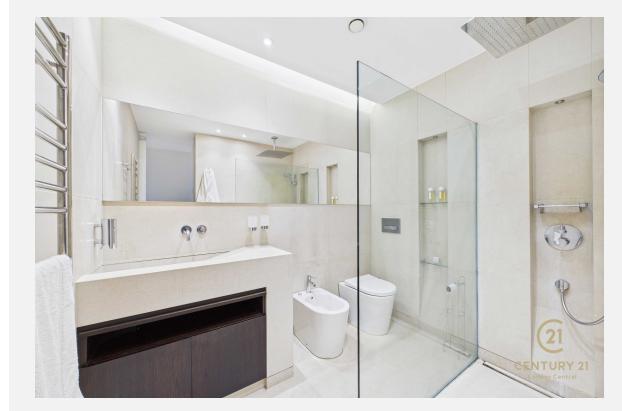
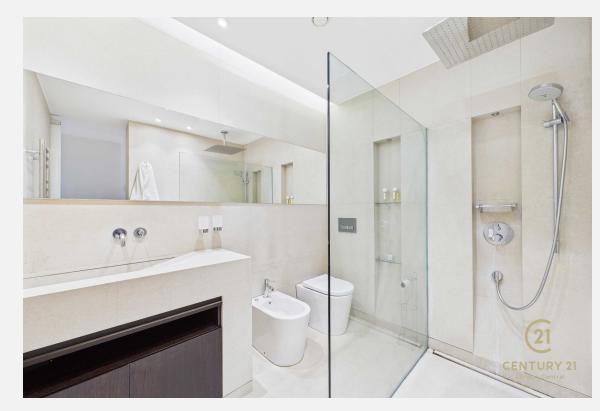
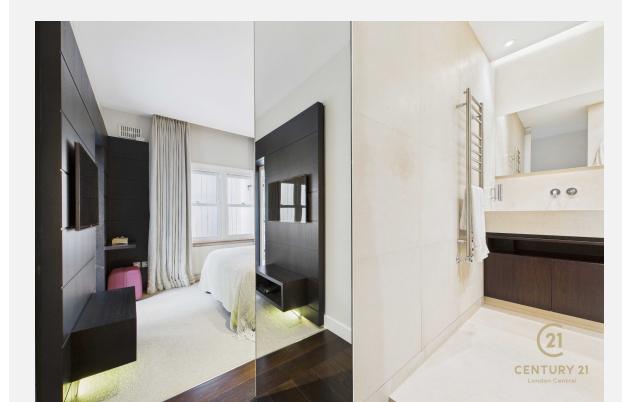
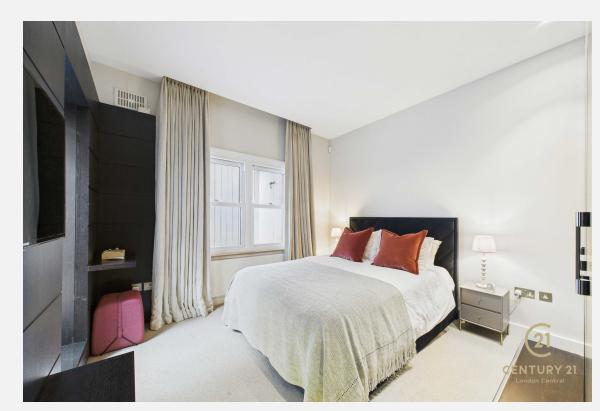
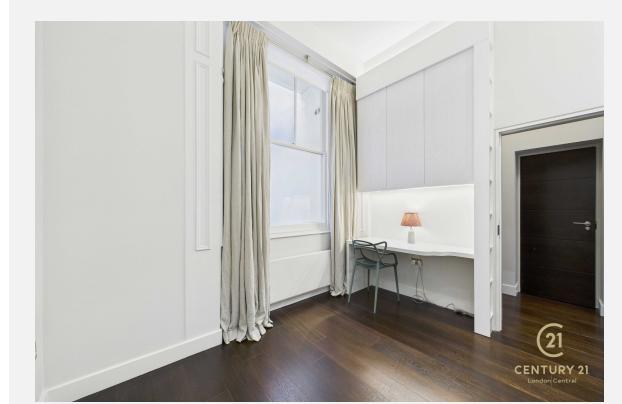
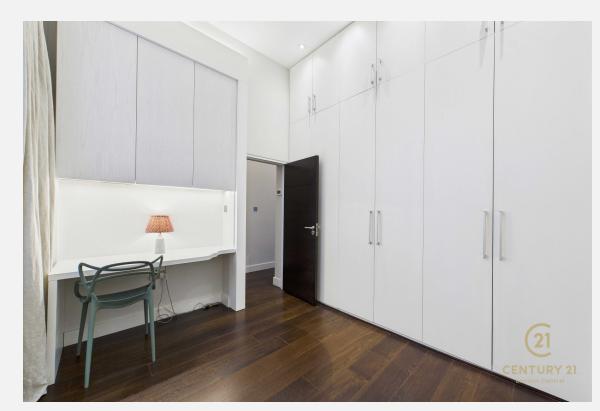
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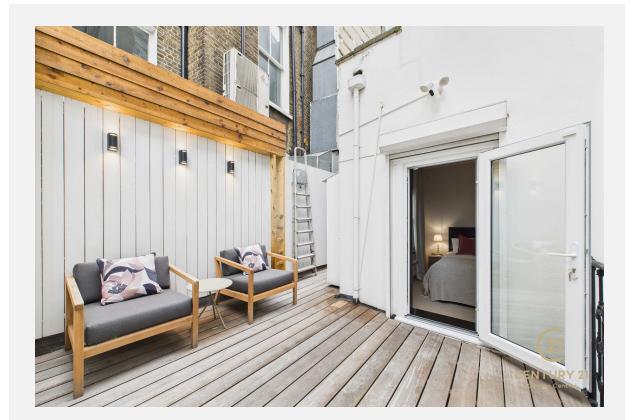
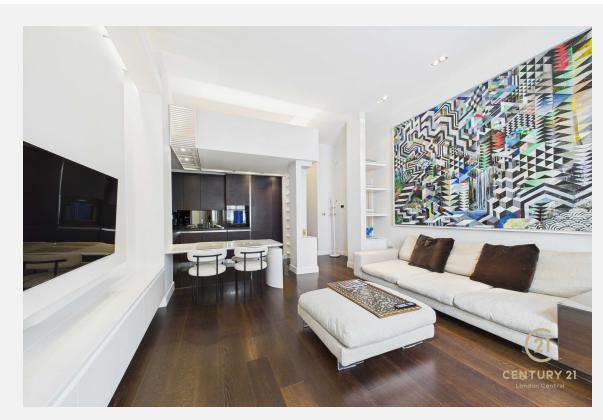
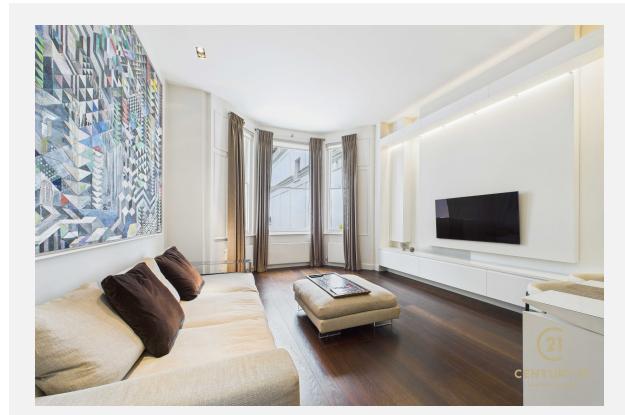
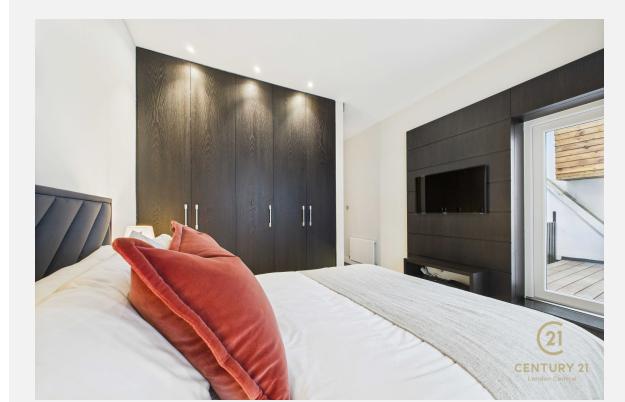
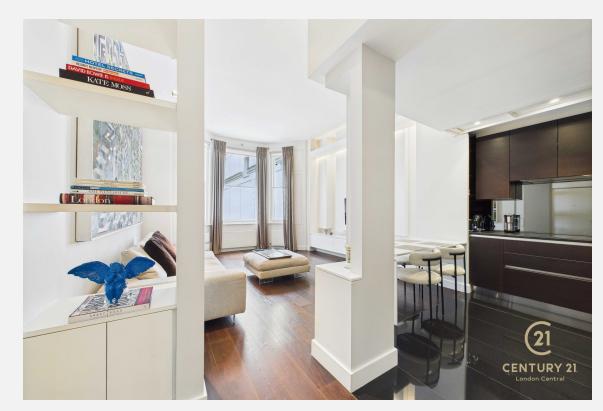
# Gallery Photos



# Gallery Photos



# Gallery Photos



# Gallery Floorplan

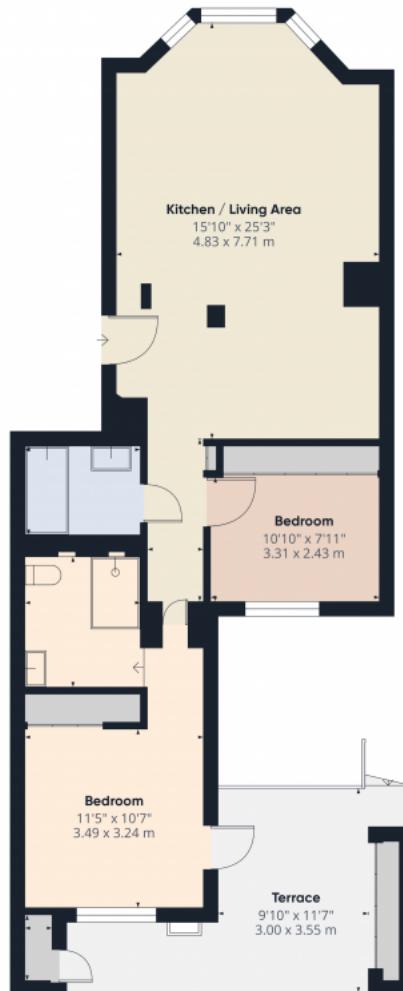


## 9, MANSON PLACE, LONDON, SW7

**CENTURY 21**  
London Central

**Manson Place, Kensington**  
London, SW7

APPROX. GROSS AREA INCLUDING TERRACE  
**976.2 ft<sup>2</sup> / 90.69 m<sup>2</sup>**



- Ground Floor -



APPROX. GROSS INTERNAL AREA  
The footprint of the property  
**823.2 ft<sup>2</sup> / 76.47 m<sup>2</sup>**



APPROX. NET INTERNAL AREA  
Excludes walls and external features  
**784.0 ft<sup>2</sup> / 72.8 m<sup>2</sup>**



APPROX. HEADROOM  
AREA below 1.5m / 4.92ft  
**0.0 ft<sup>2</sup> / 0.0 m<sup>2</sup>**



APPROX. EXTERNAL STRUCTURAL FEATURES  
Balconies, Terraces, Etc  
**153.0 ft<sup>2</sup> / 14.2 m<sup>2</sup>**



This floor plan is for illustration purposes only - Not To Scale.  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of  
each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the  
basis of any sale or let. Copyright turokmedia.com

# Property EPC - Certificate



9-11 MANSON PLACE, LONDON, SW7

Energy rating

C

Valid until 23.07.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69   c	76   c
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data

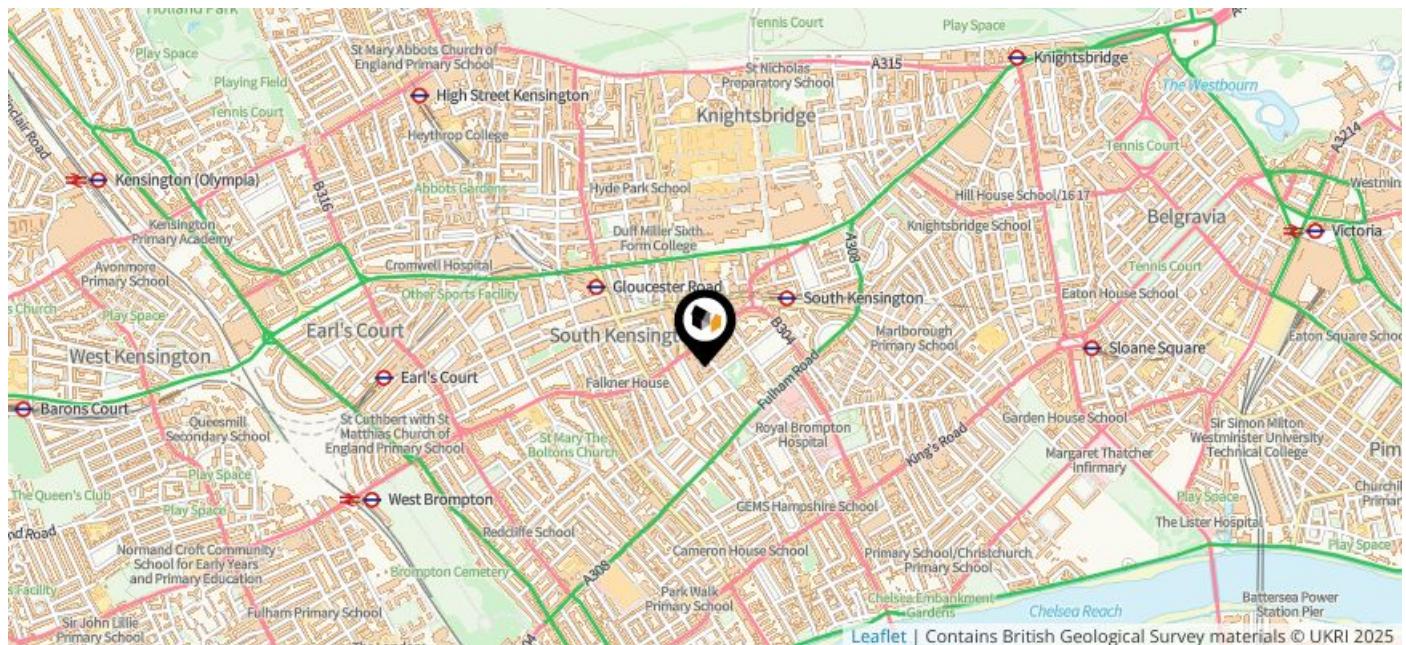


## Additional EPC Data

<b>Property Type:</b>	Mid-floor flat
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	(another dwelling above)
<b>Window:</b>	Some double glazing
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	(another dwelling below)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	74 m <sup>2</sup>

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✓ Gutter Pit
- ✗ Shaft

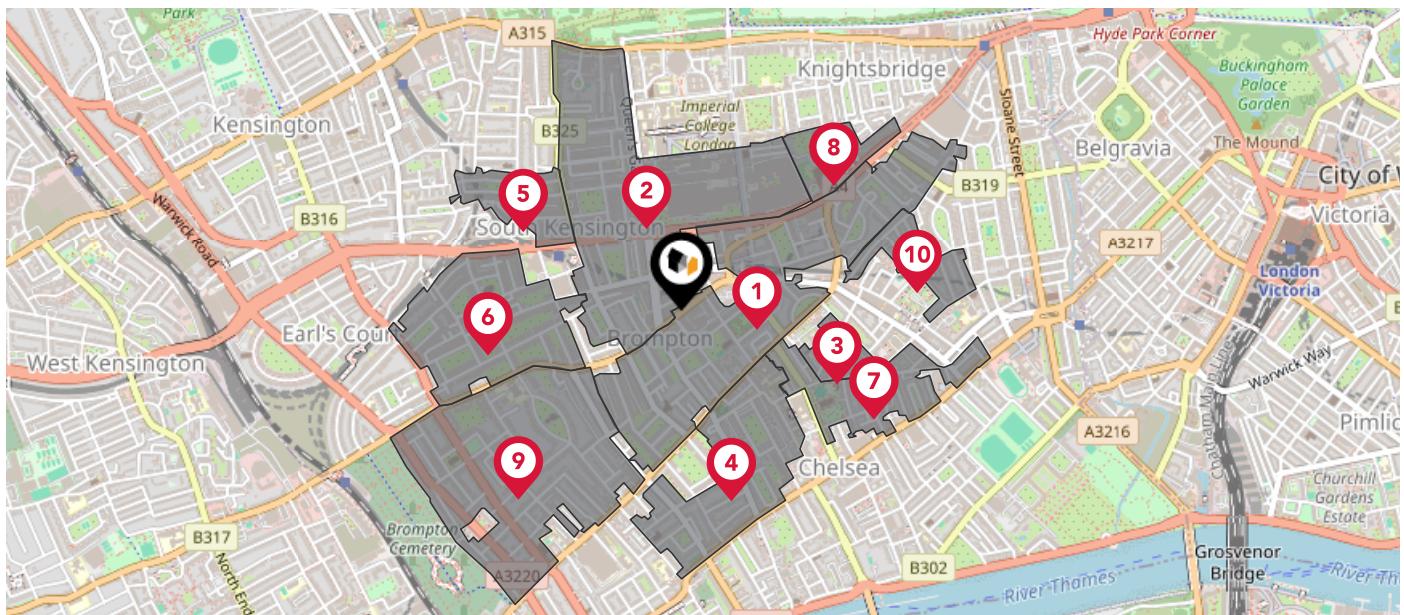
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



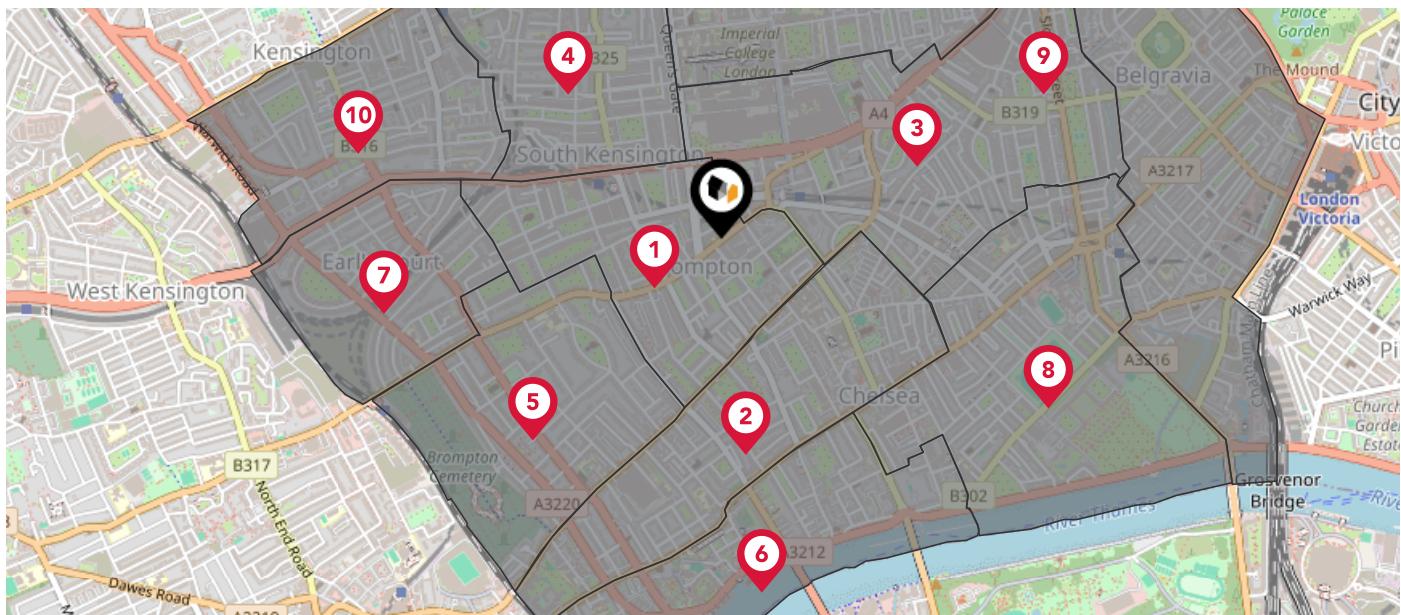
### Nearby Conservation Areas

- 1 Thurloe/Smith's Charity
- 2 Queen's Gate
- 3 Chelsea Estates
- 4 Chelsea Park/Carlyle
- 5 Cornwall
- 6 Courtfield
- 7 Chelsea
- 8 Brompton
- 9 The Boltons
- 10 Chelsea

# Maps

## Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



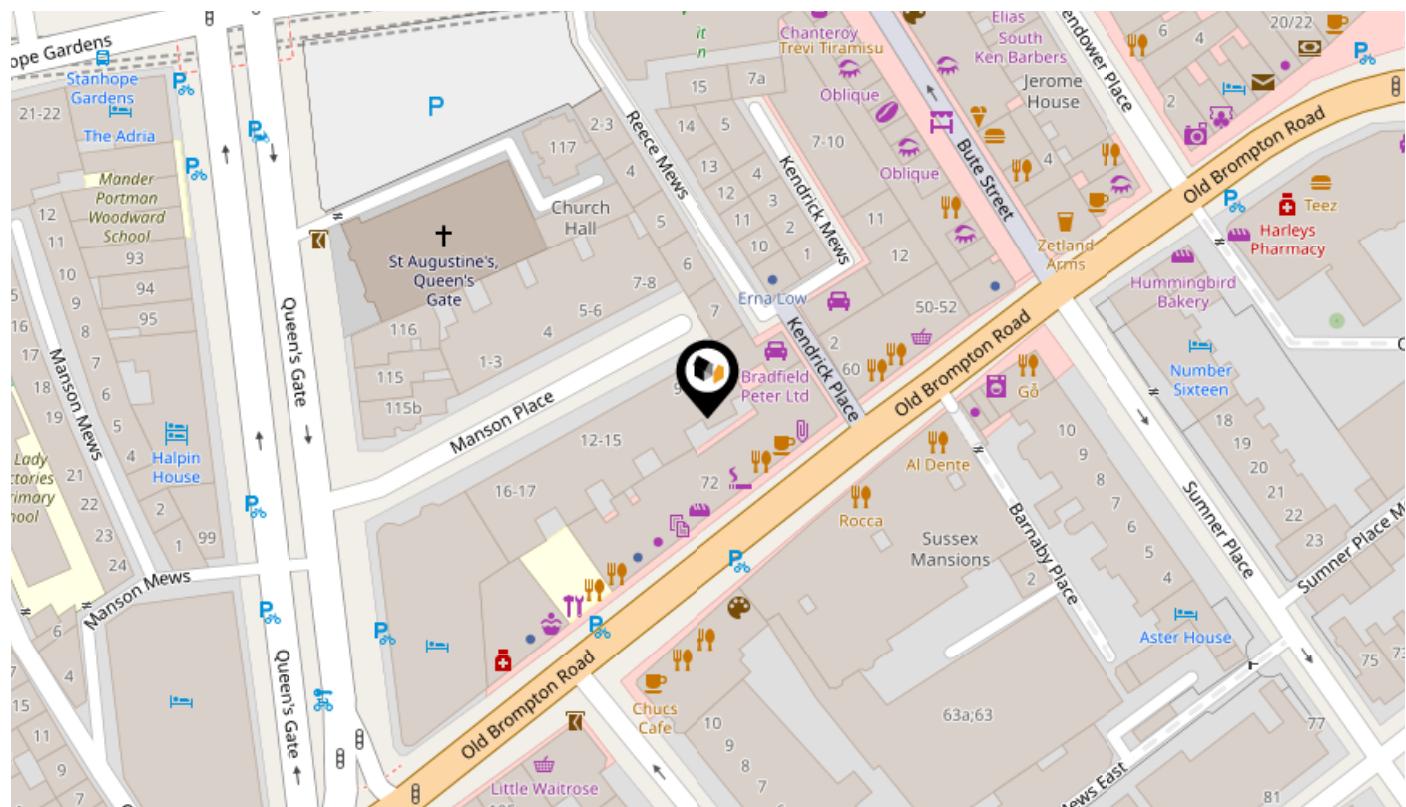
### Nearby Council Wards

- 1 Courtfield Ward
- 2 Stanley Ward
- 3 Brompton & Hans Town Ward
- 4 Queen's Gate Ward
- 5 Redcliffe Ward
- 6 Chelsea Riverside Ward
- 7 Earl's Court Ward
- 8 Royal Hospital Ward
- 9 Knightsbridge & Belgravia Ward
- 10 Abingdon Ward

# Maps

## Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

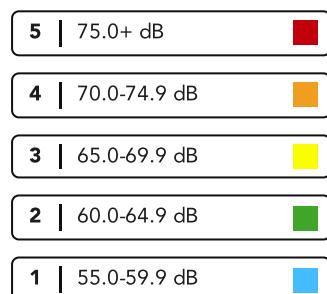


### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

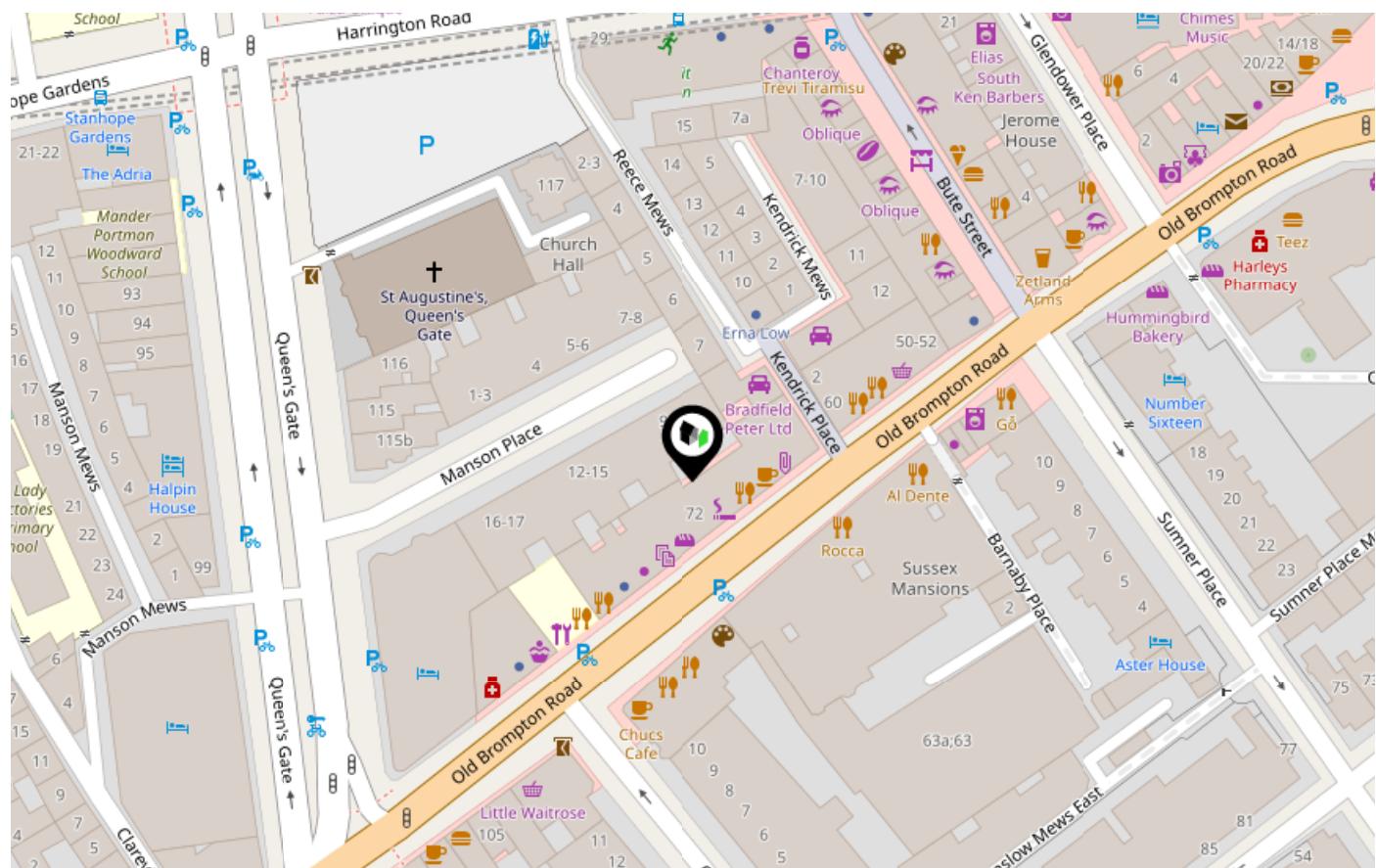
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

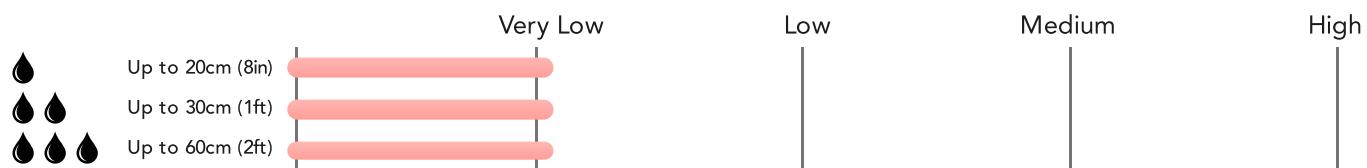


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

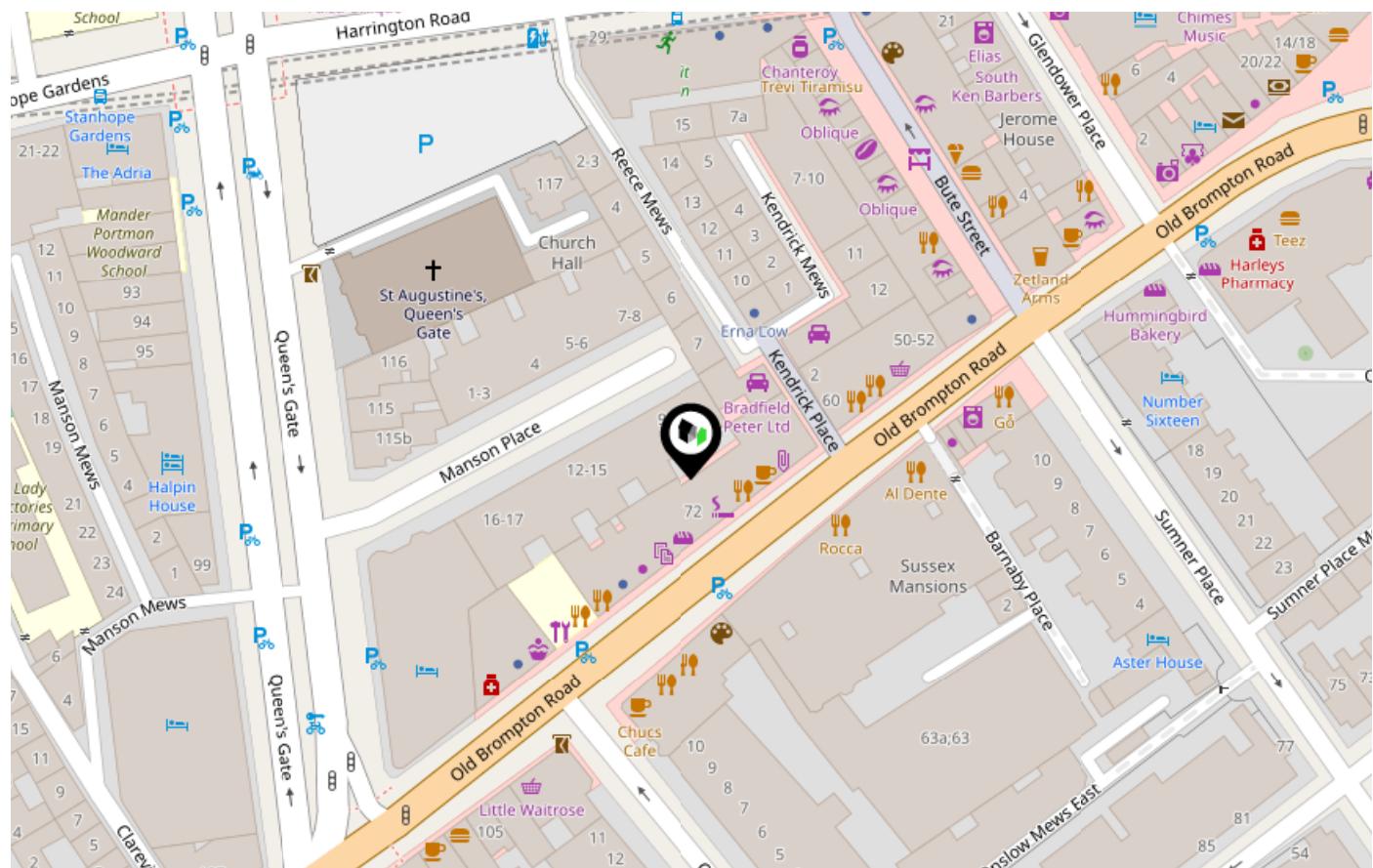
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

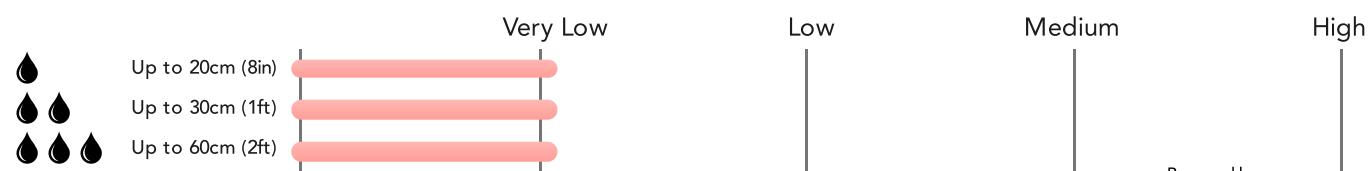


**Risk Rating: Very low**

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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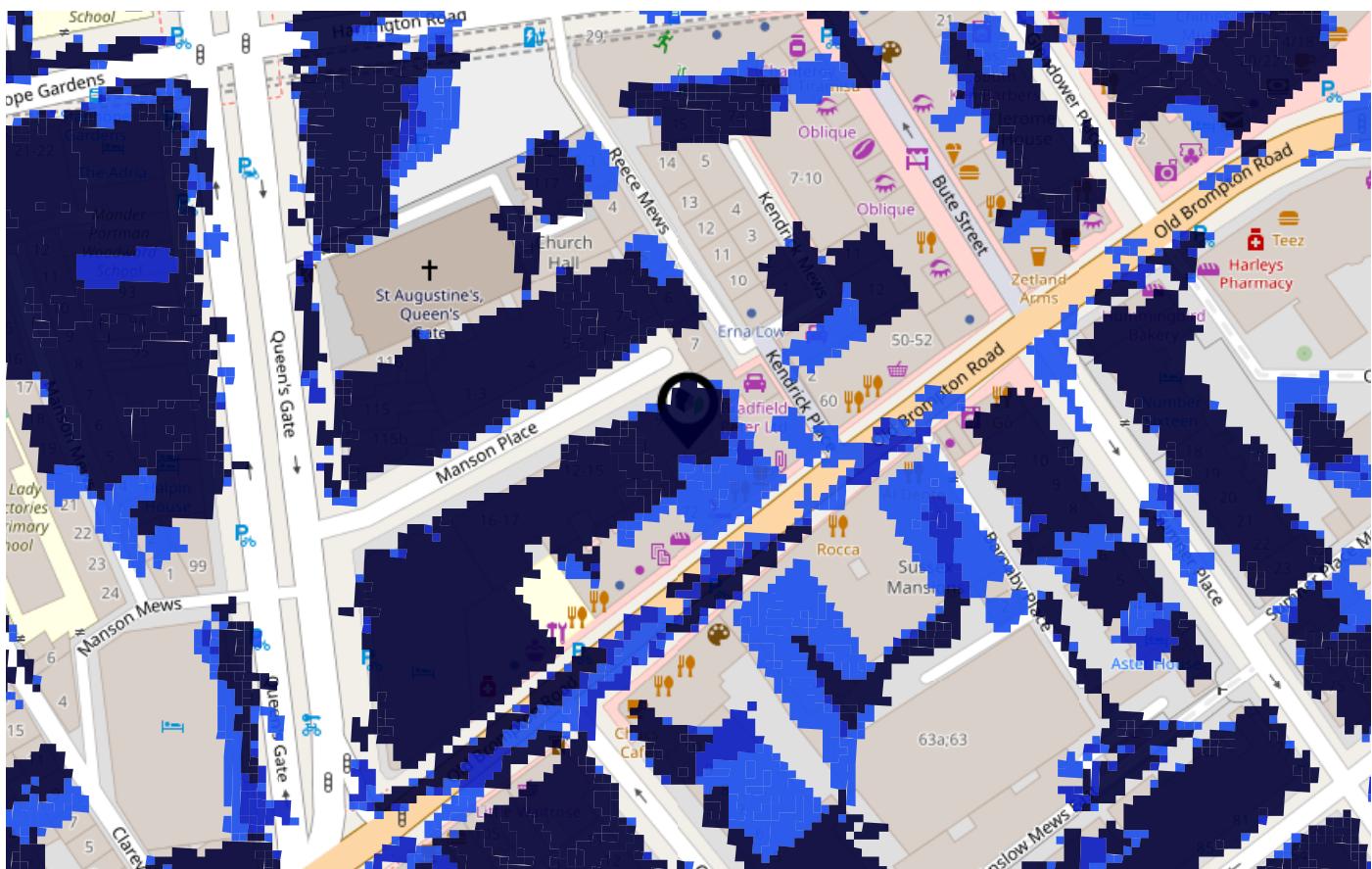
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

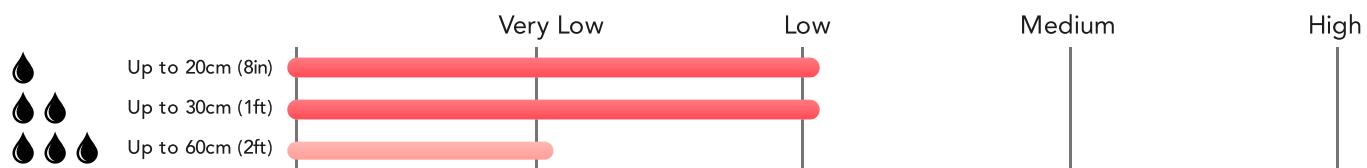


Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

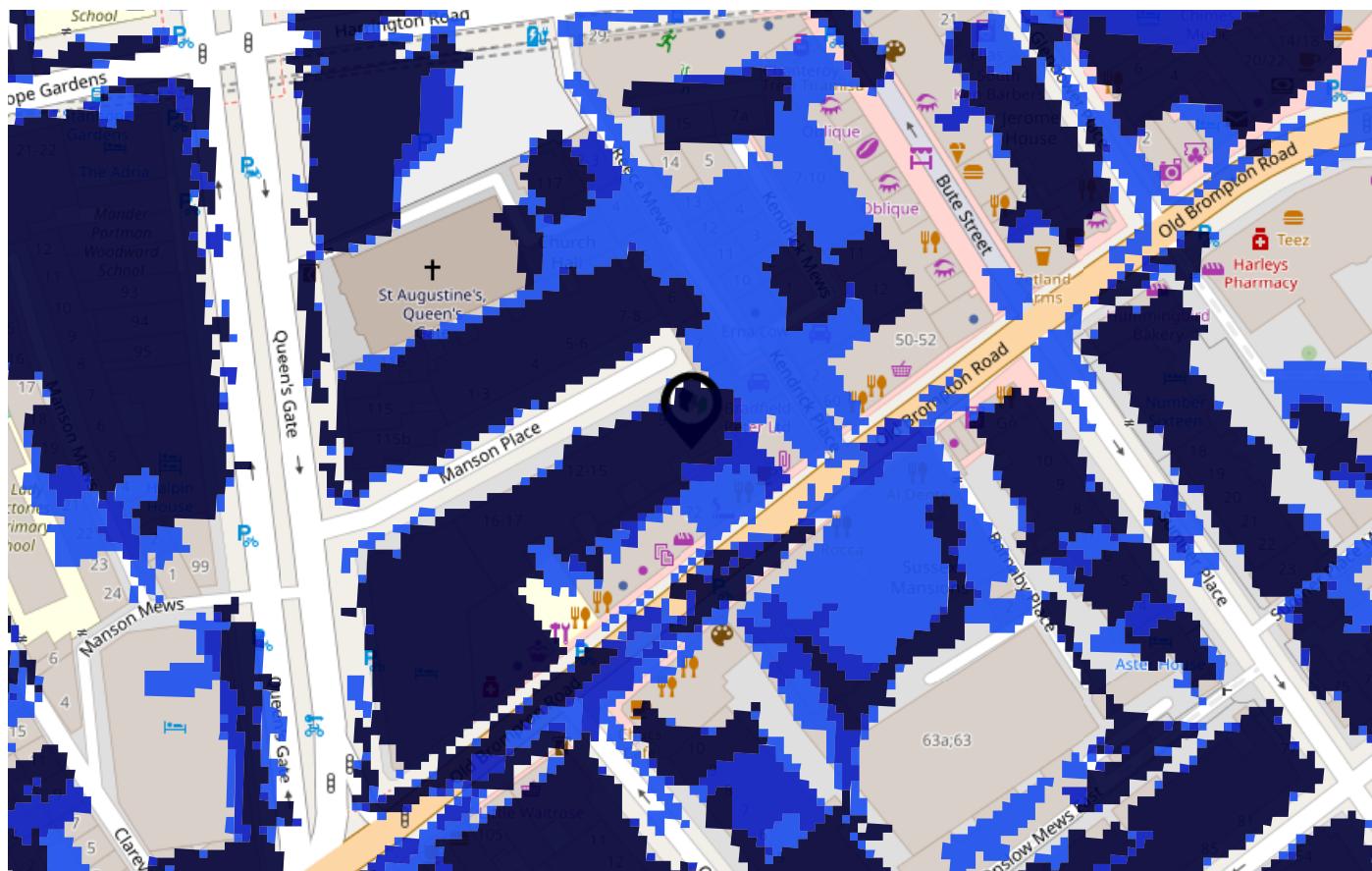
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

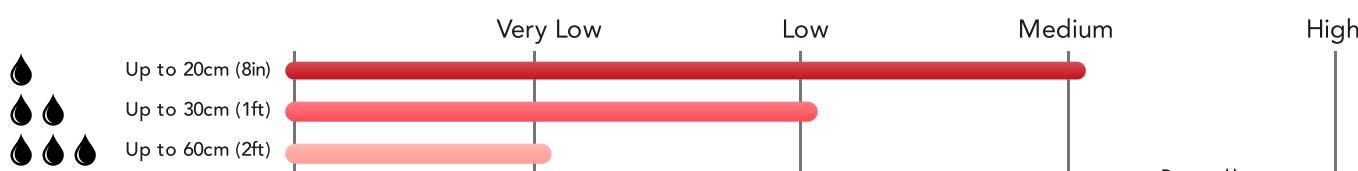


**Risk Rating: High**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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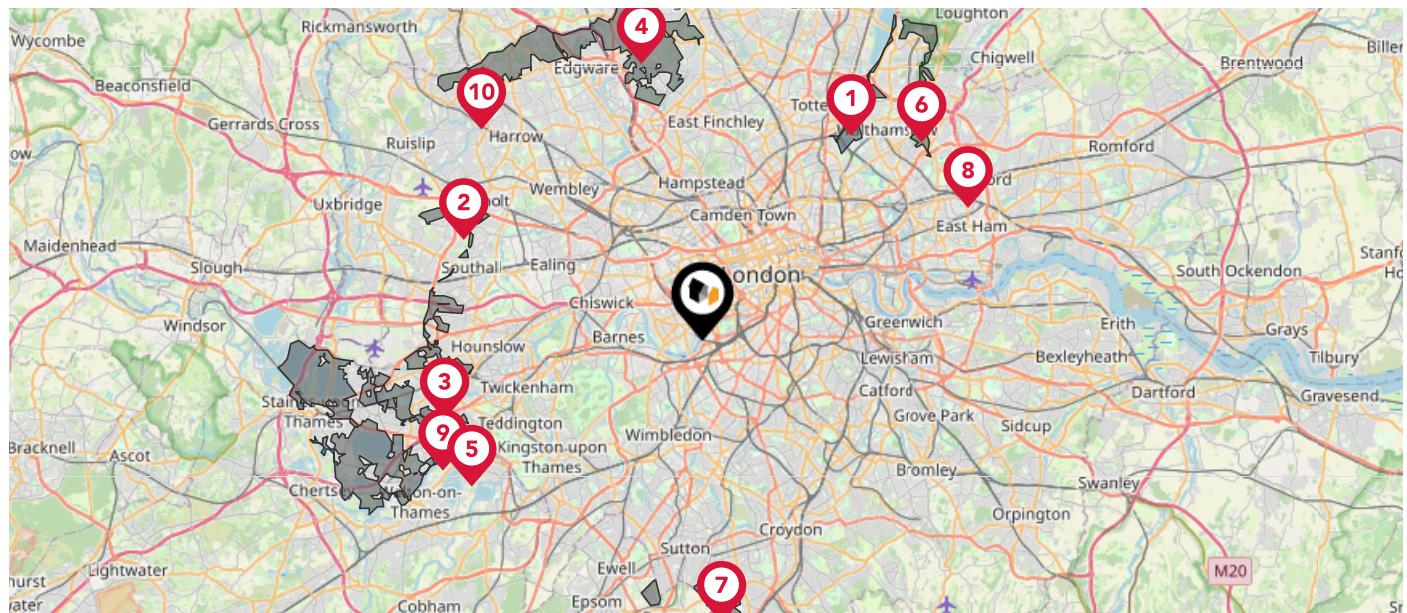
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

This map displays nearby areas that have been designated as Green Belt...



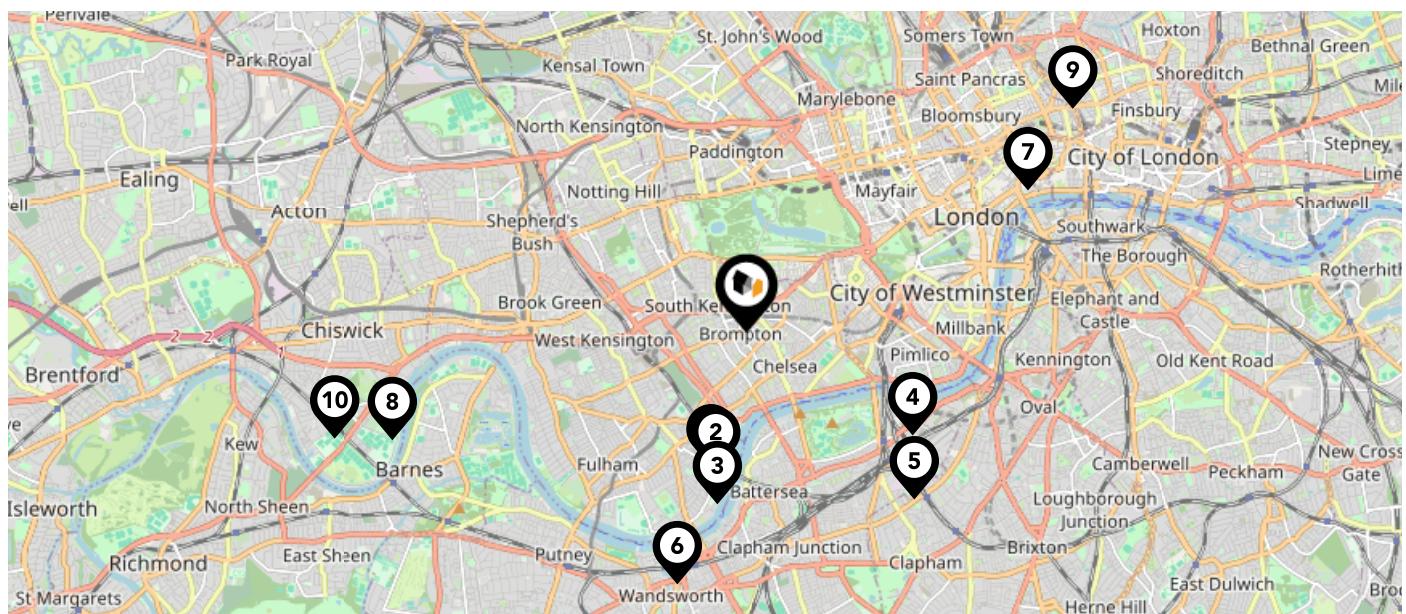
### Nearby Green Belt Land

- 1 London Green Belt - Haringey
- 2 London Green Belt - Ealing
- 3 London Green Belt - Hounslow
- 4 London Green Belt - Barnet
- 5 London Green Belt - Richmond upon Thames
- 6 London Green Belt - Waltham Forest
- 7 London Green Belt - Sutton
- 8 London Green Belt - Newham
- 9 London Green Belt - Spelthorne
- 10 London Green Belt - Harrow

# Maps

## Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



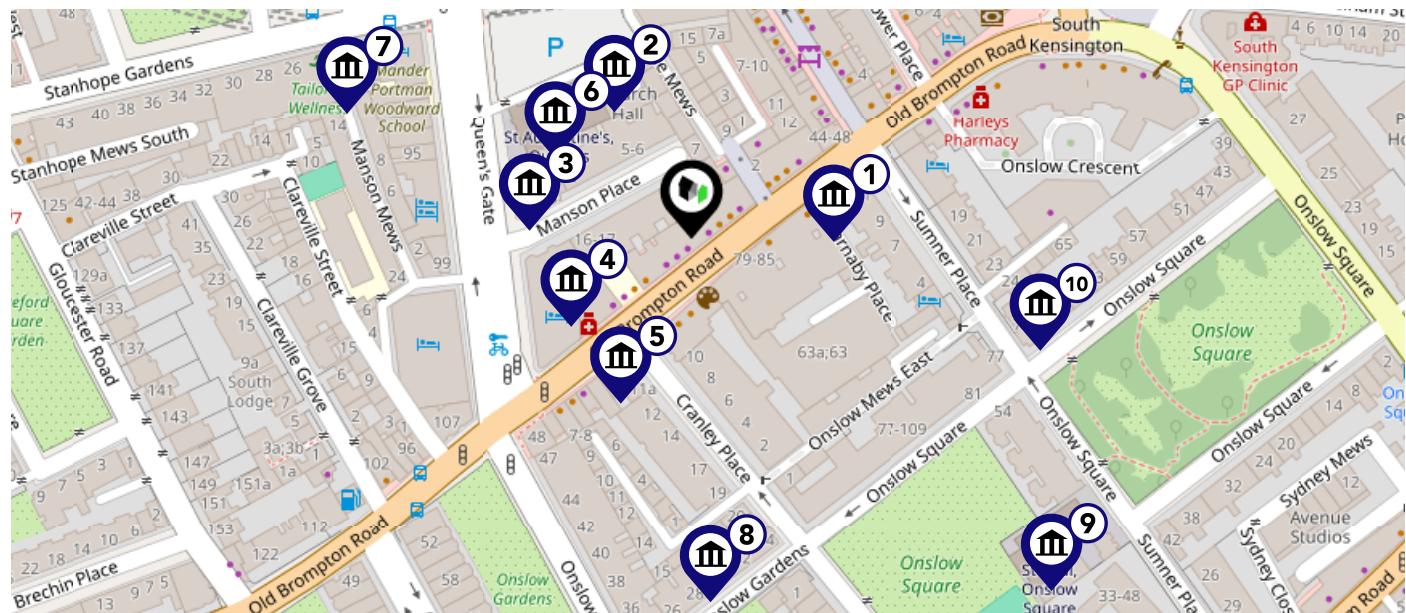
### Nearby Landfill Sites

1	Chelsea Creek-Walham Green, Chelsea, London	Historic Landfill	<input type="checkbox"/>
2	St John's Metals-Walham Green, Chelsea, London	Historic Landfill	<input type="checkbox"/>
3	Townmead Road-Sands End, London SW6	Historic Landfill	<input type="checkbox"/>
4	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill	<input type="checkbox"/>
5	Linford Street-London SW8	Historic Landfill	<input type="checkbox"/>
6	Feathers Wharf-Wandsworth, London	Historic Landfill	<input type="checkbox"/>
7	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill	<input type="checkbox"/>
8	Corney Road-Chiswick, London W4	Historic Landfill	<input type="checkbox"/>
9	Rosoman Street / Skinner Street-Finsbury	Historic Landfill	<input type="checkbox"/>
10	Staveley Road-Grove Park, Chiswick, Hounslow, London	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1226838 - 3-12, Sumner Place Sw7 (see Details For Further Address Information)	Grade II	0.0 miles
	1265998 - St Augustine's Vicarage	Grade II	0.0 miles
	1226157 - 114-116, Queen's Gate Sw7	Grade II	0.0 miles
	1226155 - 108-113, Queen's Gate Sw7	Grade II	0.0 miles
	1358157 - Letter Box (on Corner With Old Brompton Road)	Grade II	0.0 miles
	1226161 - Church Of St Augustine	Grade II	0.0 miles
	1226798 - 21-31, Stanhope Gardens Sw7	Grade II	0.1 miles
	1357110 - 25-34, Onslow Gardens Sw7	Grade II	0.1 miles
	1357132 - Church Of St Paul	Grade II	0.1 miles
	1066586 - 41-75, Onslow Square Sw7	Grade II	0.1 miles



Nursery Primary Secondary College Private



### Mander Portman Woodward School

Ofsted Rating: Not Rated | Pupils: 589 | Distance: 0.09



### Our Lady of Victories RC Primary School

Ofsted Rating: Good | Pupils: 180 | Distance: 0.1



### Glendower Preparatory School

Ofsted Rating: Not Rated | Pupils: 290 | Distance: 0.11



### Queen's Gate School

Ofsted Rating: Not Rated | Pupils: 479 | Distance: 0.14



### Lycee Francais Charles de Gaulle

Ofsted Rating: Inadequate | Pupils: 3467 | Distance: 0.16



### Falkner House

Ofsted Rating: Not Rated | Pupils: 346 | Distance: 0.22



### St Philip's School

Ofsted Rating: Good | Pupils: 69 | Distance: 0.24

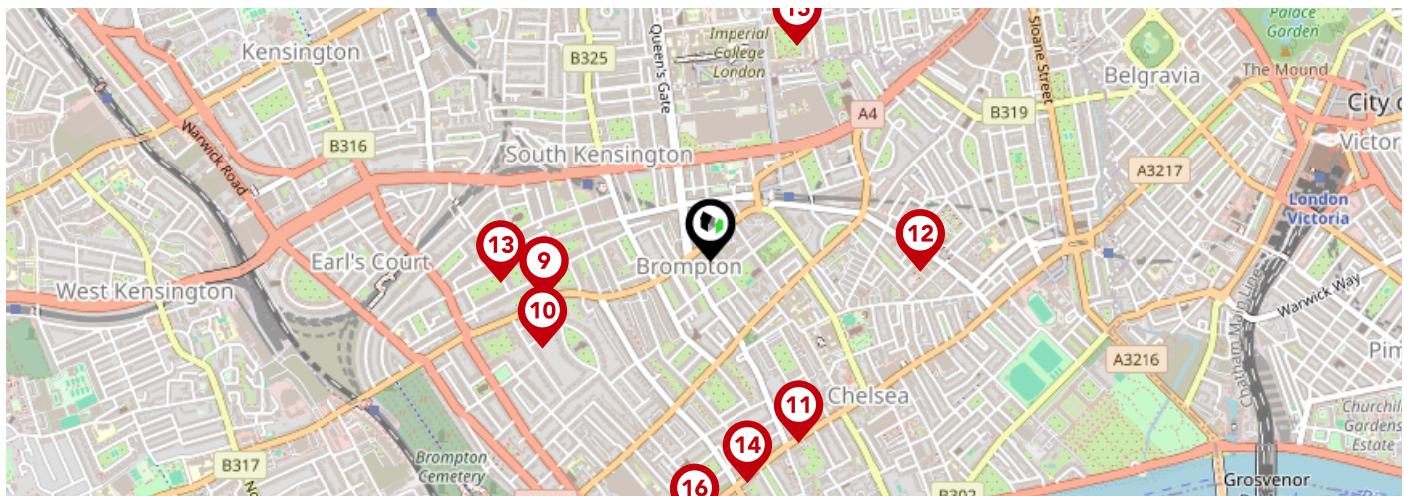


### Oratory Roman Catholic Primary School

Ofsted Rating: Outstanding | Pupils: 211 | Distance: 0.34



# Area Schools



Nursery Primary Secondary College Private



## Wetherby Kensington

Ofsted Rating: Not Rated | Pupils: 196 | Distance:0.4



## Bousfield Primary School

Ofsted Rating: Good | Pupils: 430 | Distance:0.44



## The Hampshire School Chelsea

Ofsted Rating: Not Rated | Pupils: 68 | Distance:0.47



## Marlborough Primary School

Ofsted Rating: Good | Pupils: 386 | Distance:0.48



## Collingham

Ofsted Rating: Not Rated | Pupils: 173 | Distance:0.49



## Cameron Vale School

Ofsted Rating: Not Rated | Pupils: 63 | Distance:0.52



## Brighton College Prep Kensington

Ofsted Rating: Not Rated | Pupils: 278 | Distance:0.53

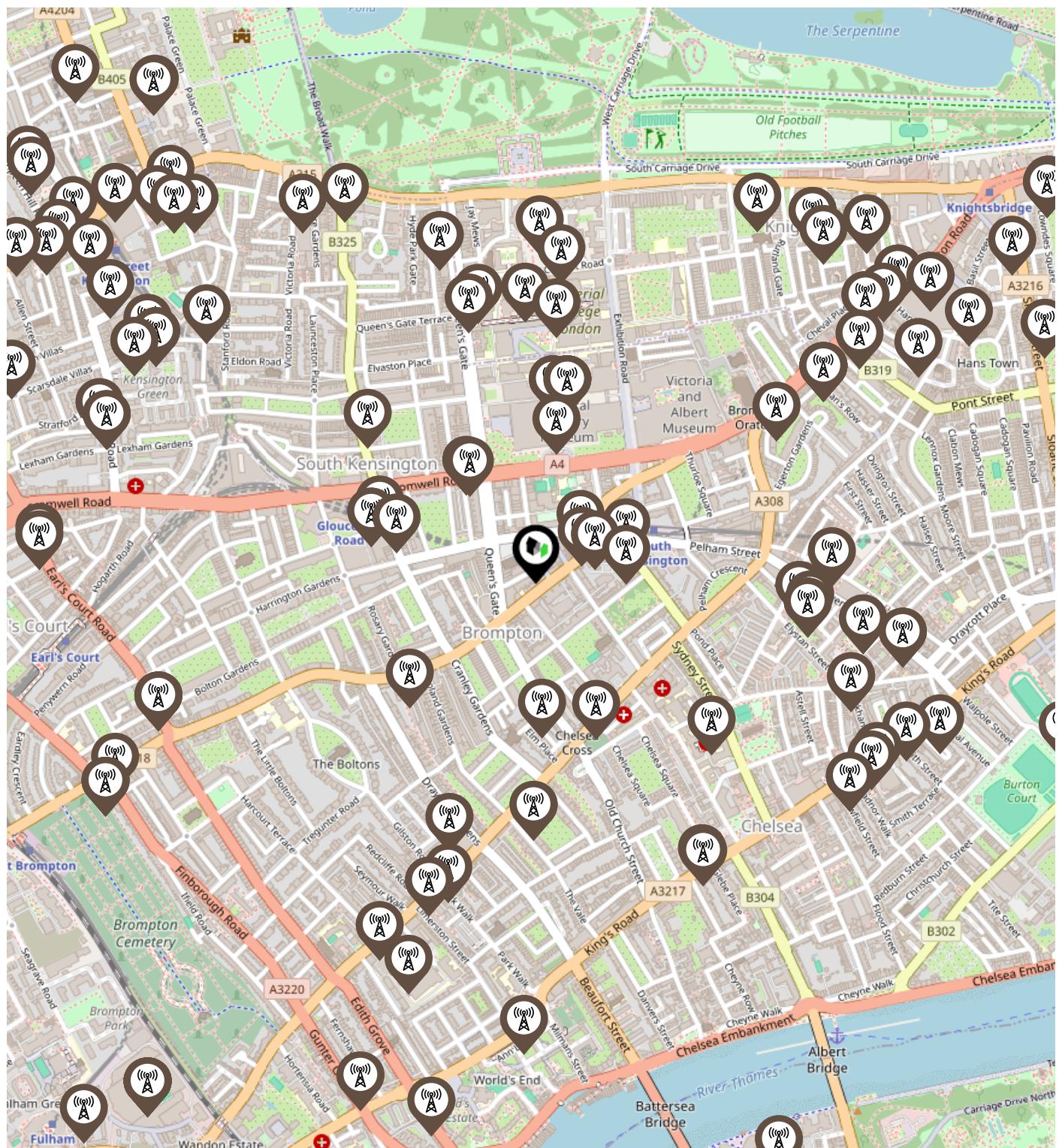


## Park Walk Primary School

Ofsted Rating: Good | Pupils: 168 | Distance:0.61



# Local Area Masts & Pylons

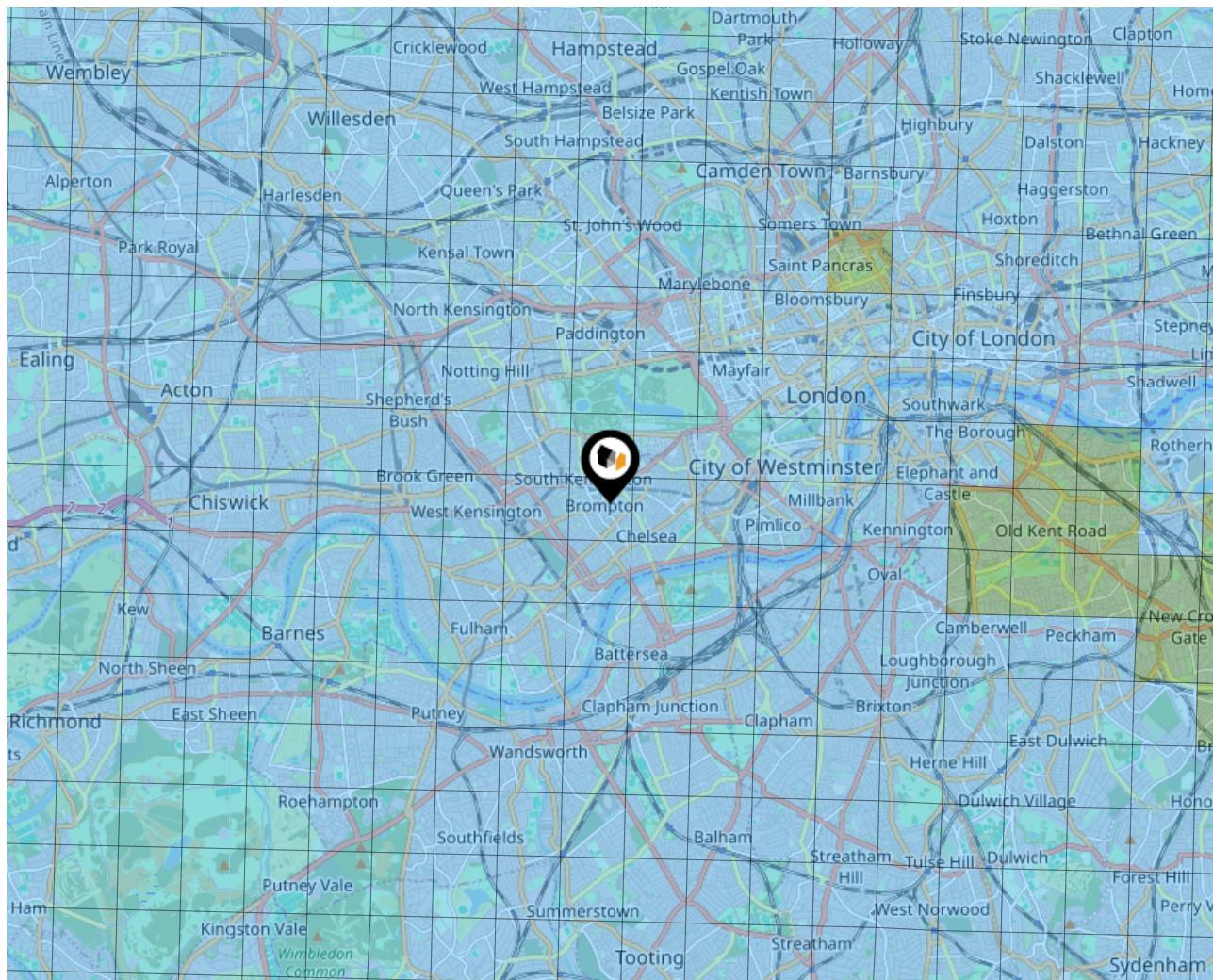


## Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



This  
Property

1  
<1%

2  
1-3%

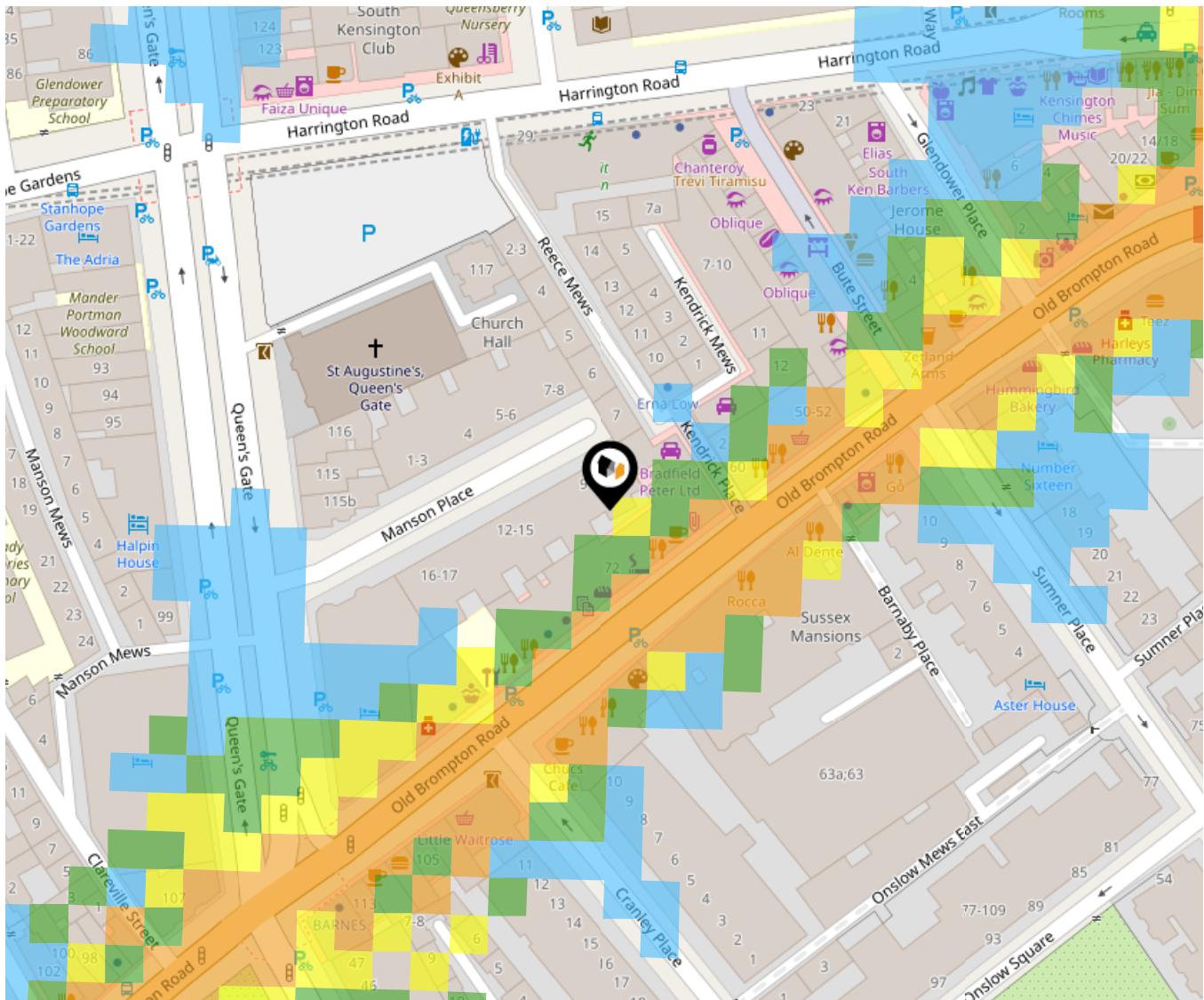
3  
3-5%

4  
5-10%

5  
10-30%

6  
>30%

# Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

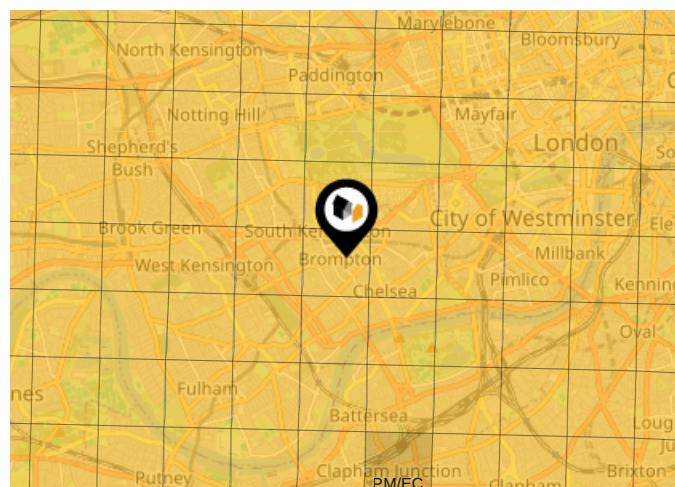
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

**Carbon Content:** NONE      **Soil Texture:** SAND TO SANDY LOAM  
**Parent Material Grain:** ARENACEOUS -      **Soil Depth:** DEEP  
**Soil Group:** RUDACEOUS  
LIGHT(SANDY) TO  
MEDIUM(SANDY)



## Primary Classifications (Most Common Clay Types)

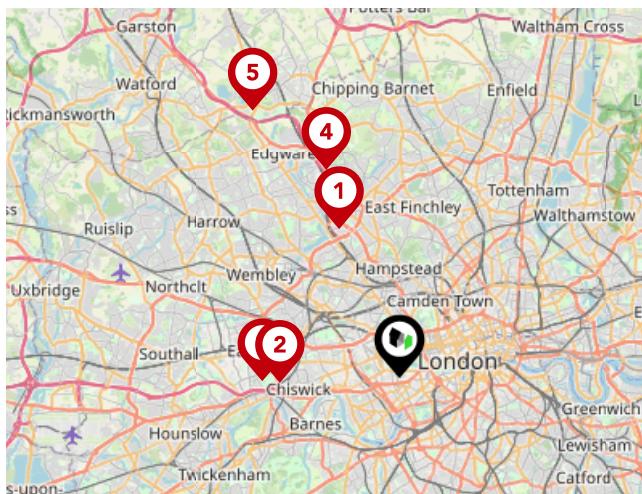
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Imperial Wharf Station	1.26 miles
2	Imperial Wharf Station	1.28 miles
3	West Brompton Station	0.89 miles



## Trunk Roads/Motorways

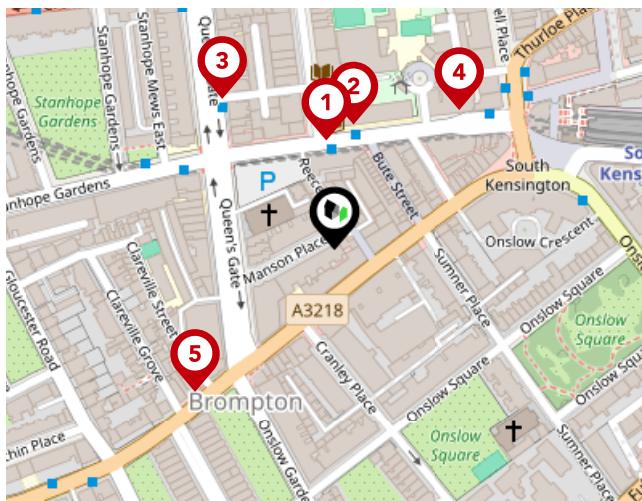
Pin	Name	Distance
1	M1 J1	5.98 miles
2	M4 J1	4.44 miles
3	M4 J2	5.11 miles
4	M1 J2	8.19 miles
5	M1 J4	11.26 miles



## Airports/Helpipads

Pin	Name	Distance
1	Silvertown	9.81 miles
2	Leaves Green	14.33 miles
3	Heathrow Airport Terminal 4	11.88 miles
4	Heathrow Airport	11.95 miles

# Area Transport (Local)



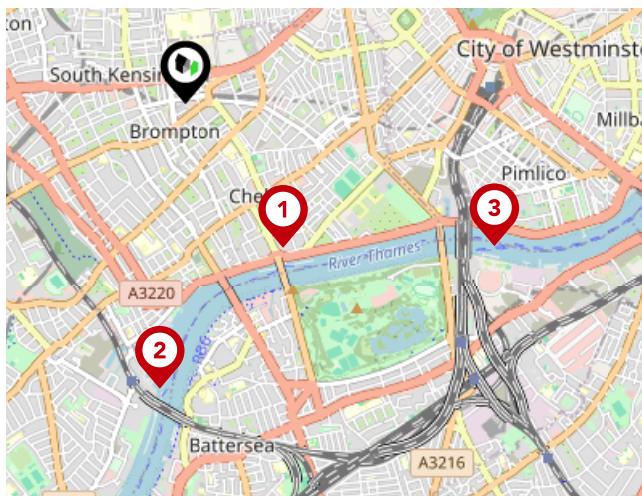
## Bus Stops/Stations

Pin	Name	Distance
1	Queensberry Place	0.06 miles
2	Queensberry Place	0.07 miles
3	Harrington Road	0.11 miles
4	South Kensington Station	0.11 miles
5	Onslow Gardens South Kensington	0.12 miles



## Local Connections

Pin	Name	Distance
1	South Kensington Station	0.2 miles
2	South Kensington Station	0.19 miles
3	South Kensington Underground Station	0.2 miles



## Ferry Terminals

Pin	Name	Distance
1	Cadogan Pier	0.8 miles
2	Chelsea Harbour Pier	1.32 miles
3	Battersea Power Station Pier	1.57 miles

# Century21 About Us



## 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.

# Century21 Testimonials



## 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.



/C21uk



/century21\_uk/



/Century21UK



/company/century21-united-kingdom

# Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

Powered by



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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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Land Registry



Valuation Office  
Agency

