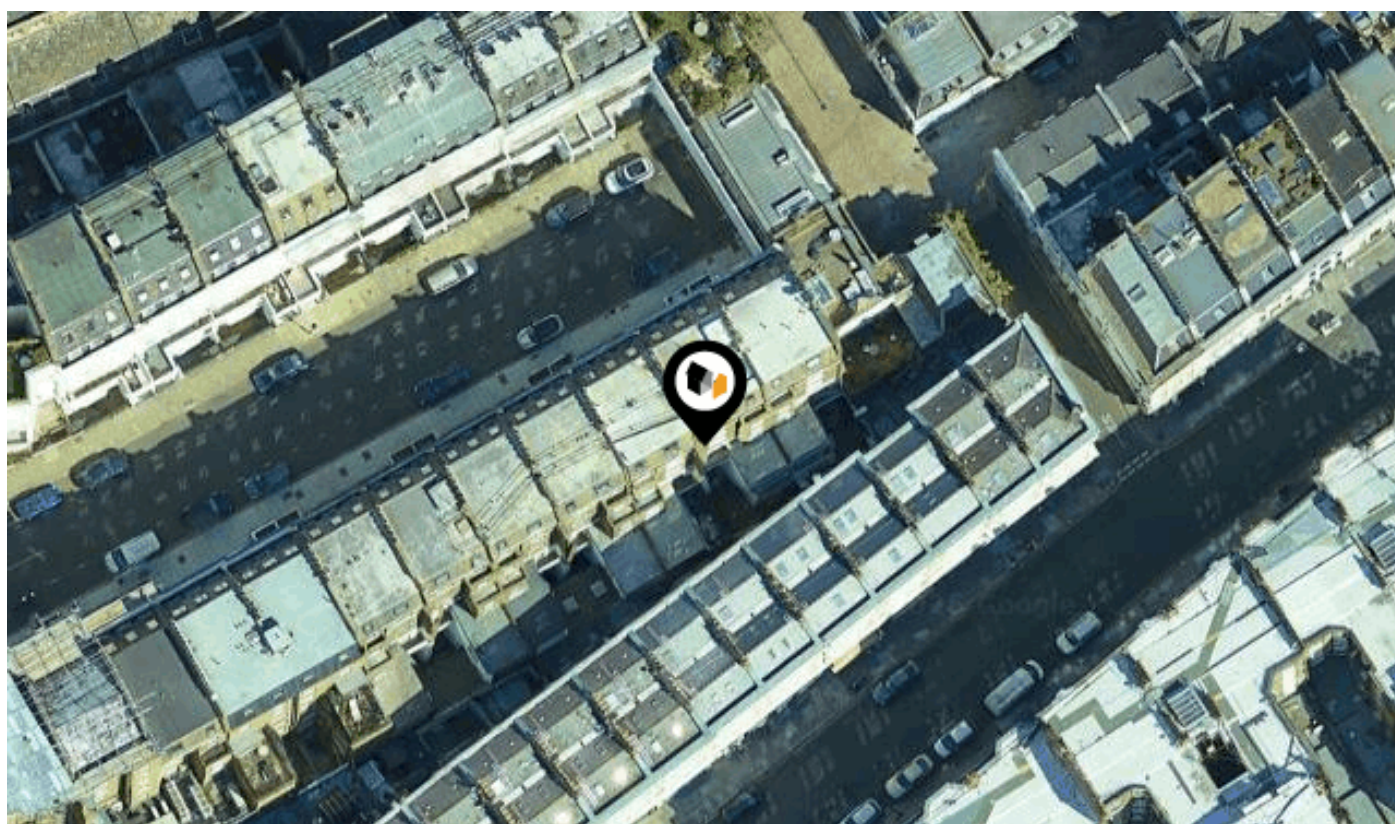


See More Online

# 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

roger.collings@century21uk.com

www.century21uk.com



Powered by  
**aprift**  
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.

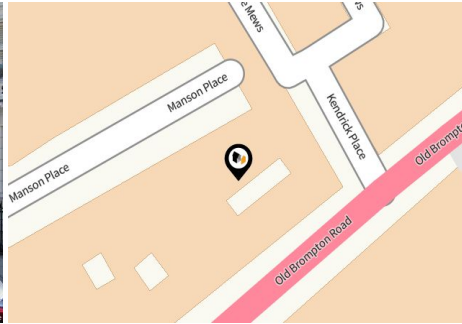
**Property Highlights:** **Spacious Living:** with a generous building area of 870 sqft, this apartment boasts an open and airy layout, perfect for entertaining or relaxing after a long day. - **Bedrooms:** Two well-appointed bedrooms provide ample space for rest and relaxation. The master suite features 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



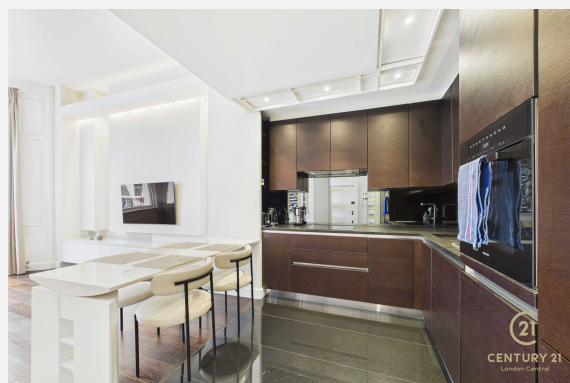
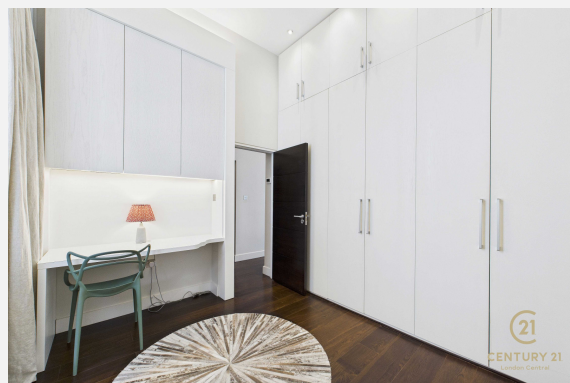
## Property

Type:	Flat / Maisonette	Price Estimate:	TBC
Bedrooms:	2	Rental Price pcm:	£5,000
Floor Area:	870 ft <sup>2</sup> / 80 m <sup>2</sup>	Yield:	(-)%
Year Built :	Before 1900		
Council Tax :	Band G		
Annual Estimate:	£2,653		

## Local Area

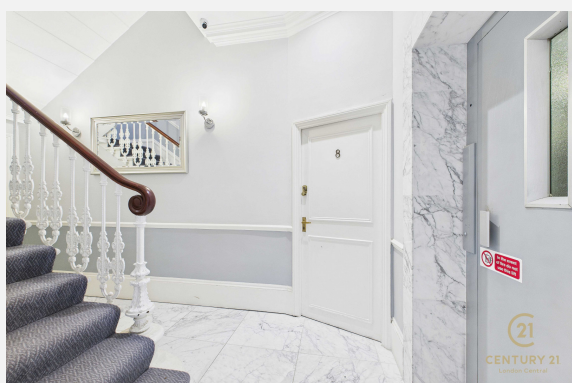
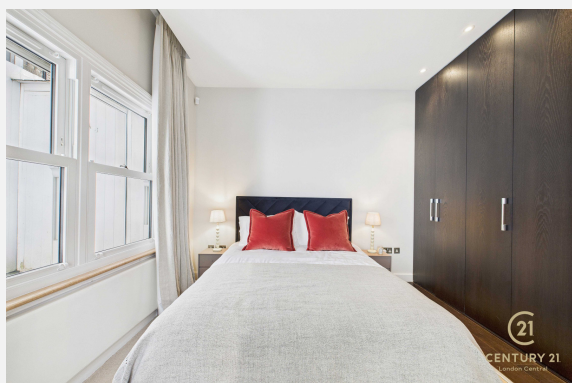
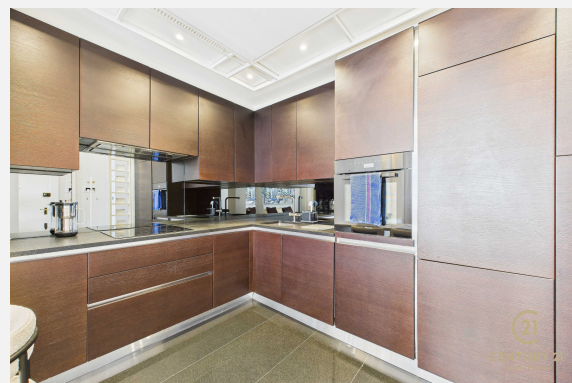
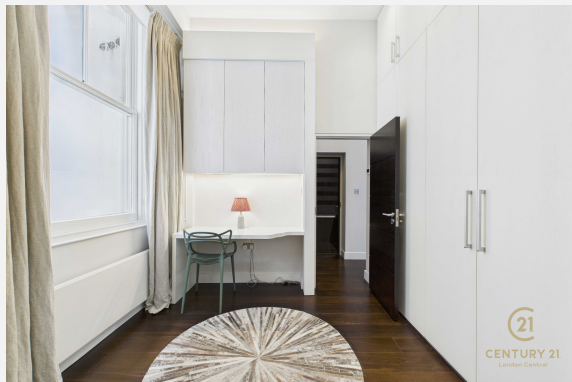
Local Authority:	Kensington and chelsea	Estimated Broadband Speeds	
Conservation Area:	Queen's Gate	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	16	1000
• Surface Water	High	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			





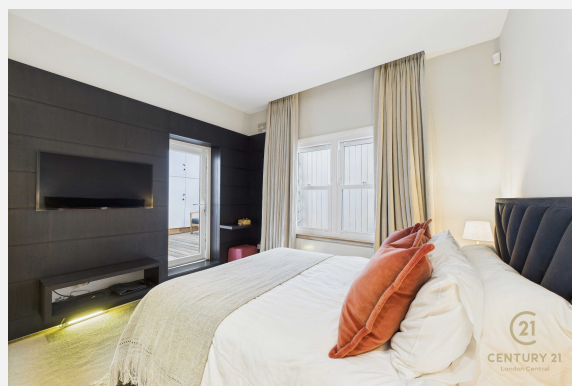
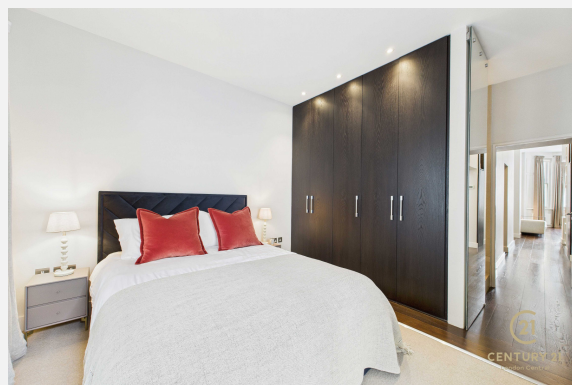


# Gallery Photos



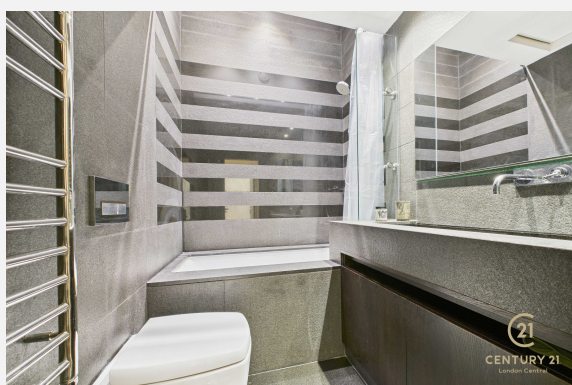
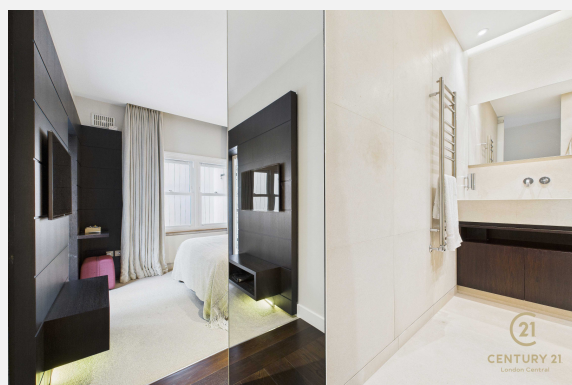
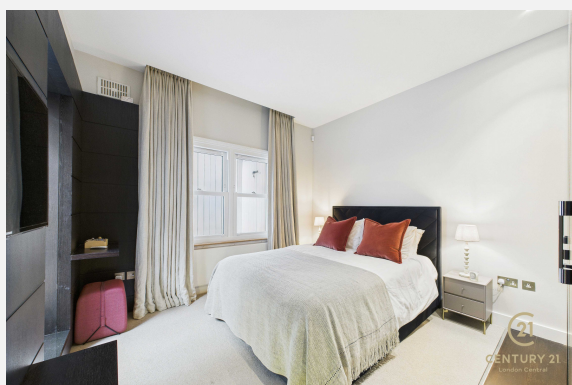


# Gallery Photos



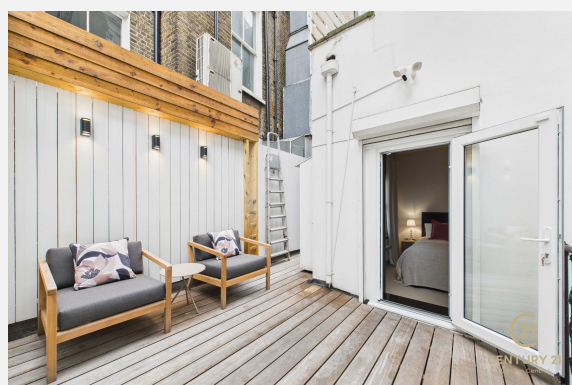
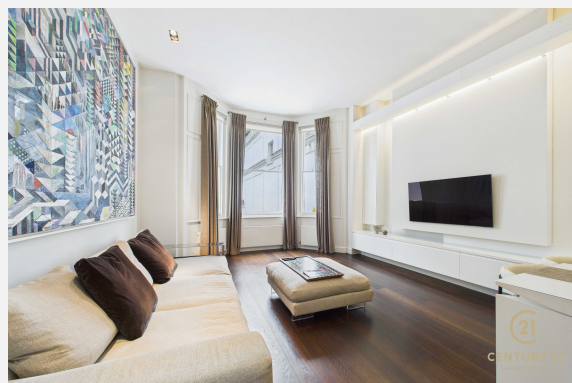


# Gallery Photos





# Gallery Photos



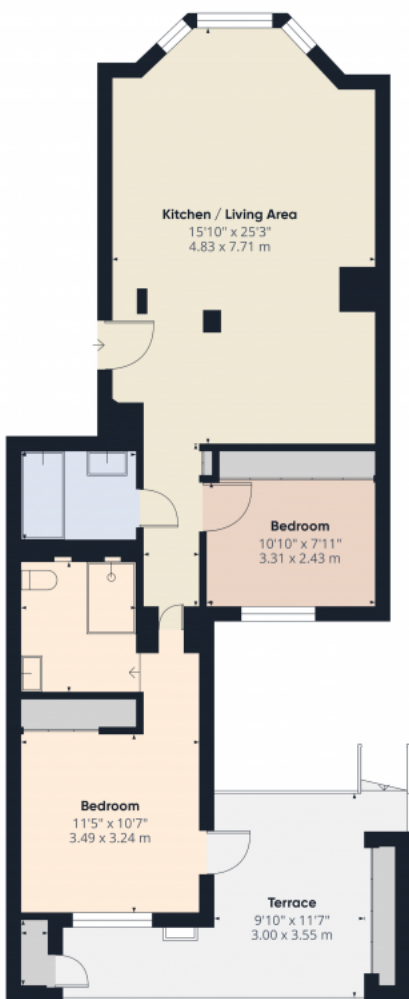


## 9, MANSON PLACE, LONDON, SW7

**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>**



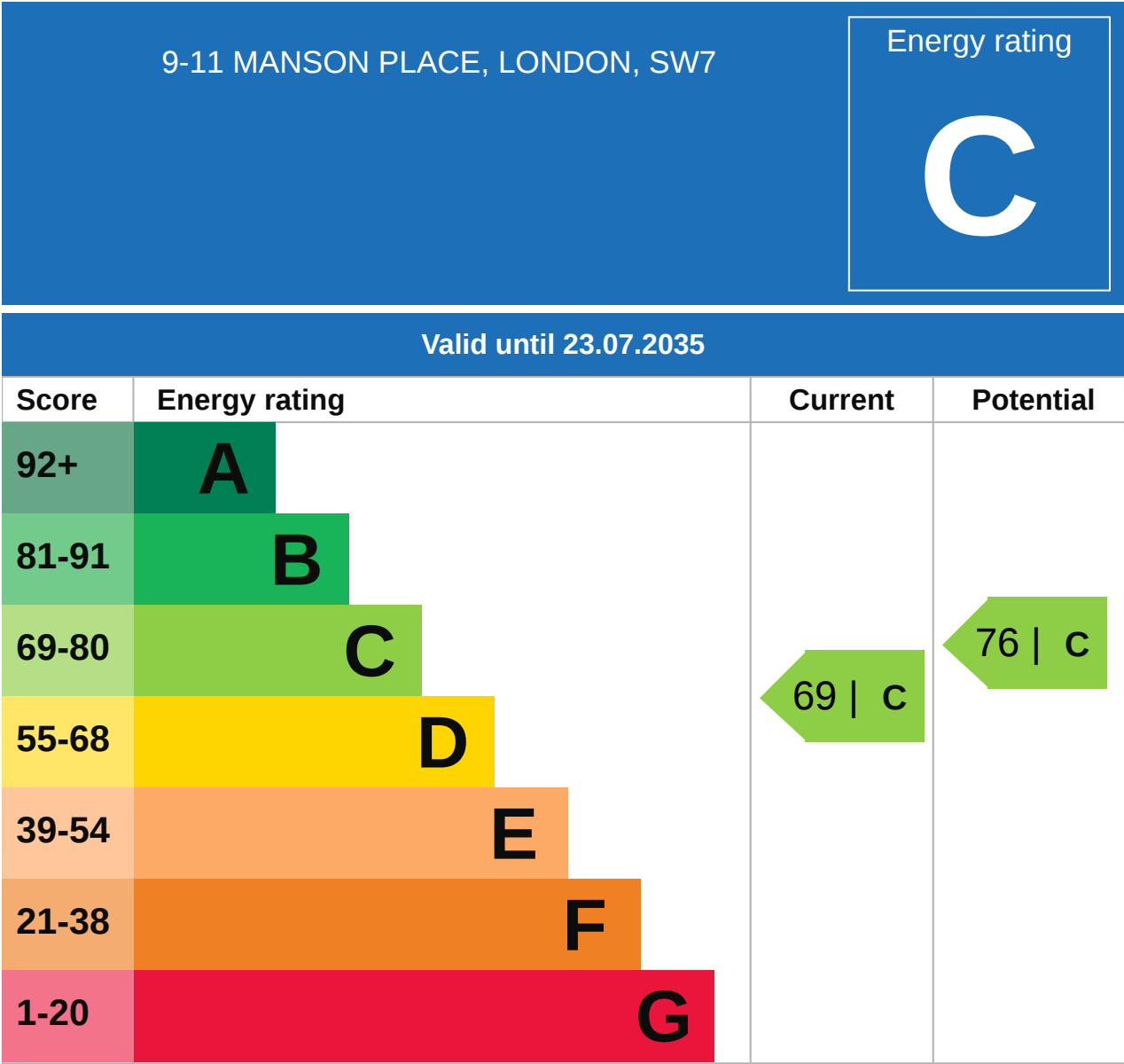
APPROX. HEADROOM  
AREA below 1.5m / 4.92ft  
**0.0 ft<sup>2</sup> / 0.0 m<sup>2</sup>**



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, enquires and full survey as to the correctness or  
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

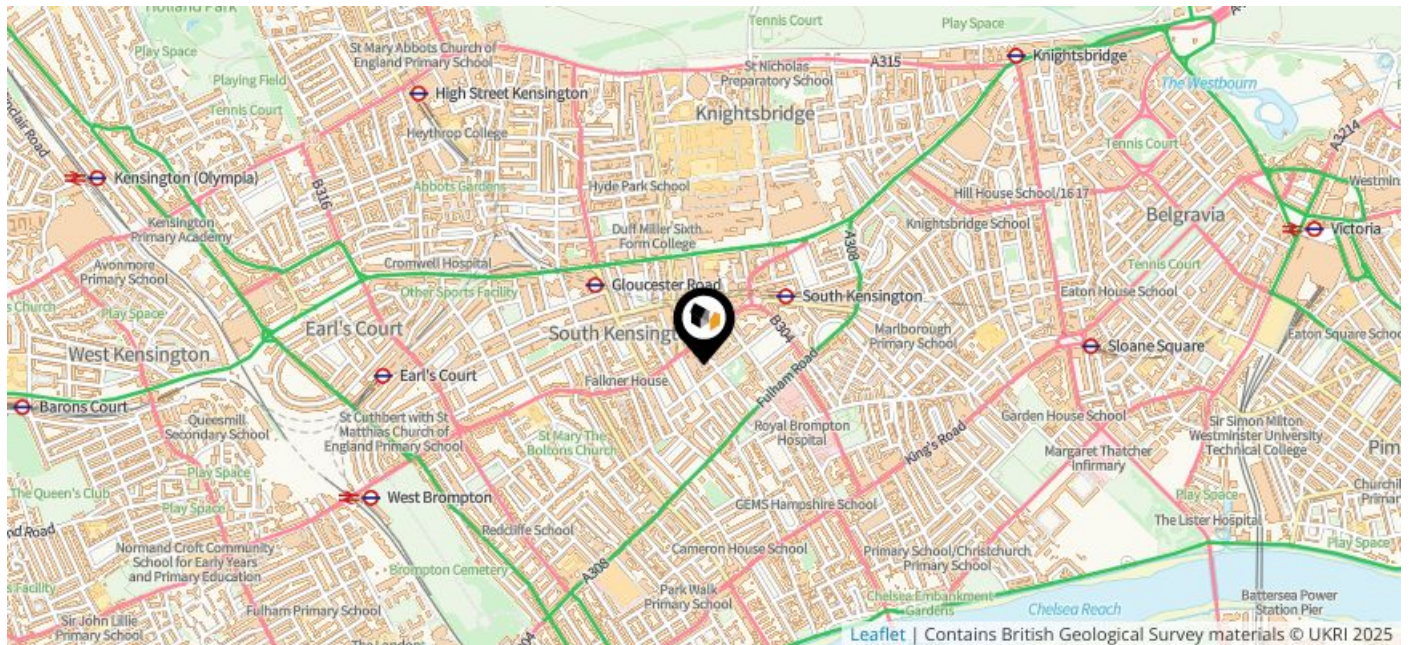




## Additional EPC Data

<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>

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.

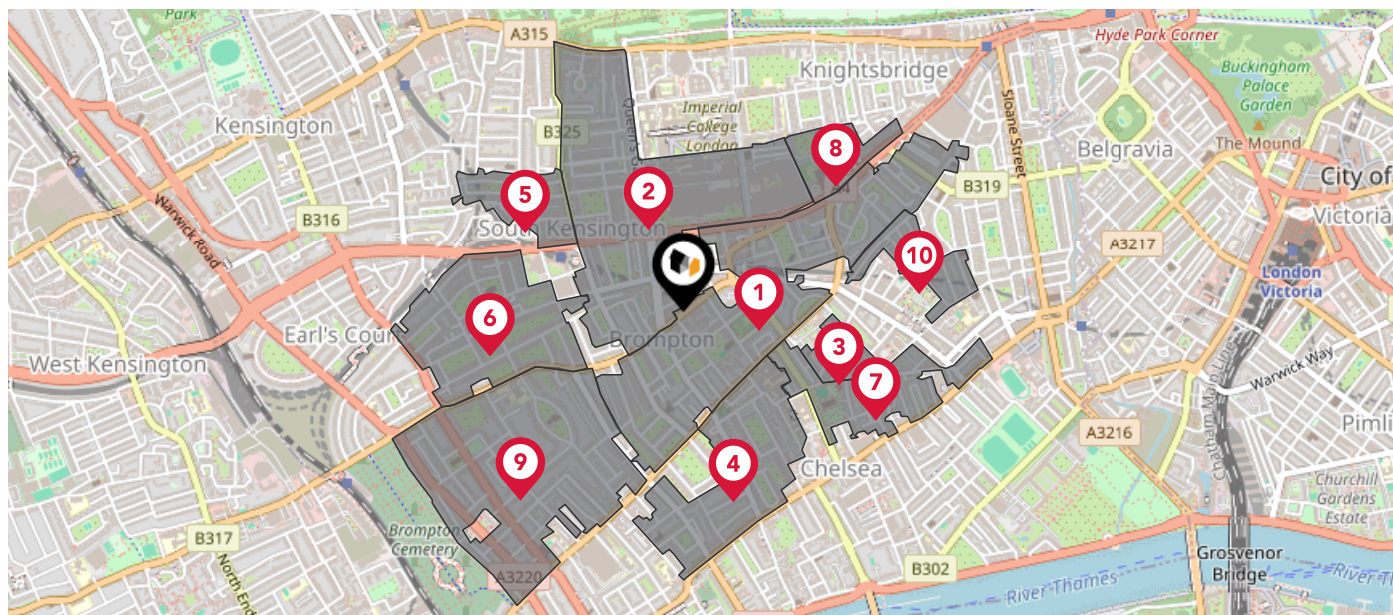
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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













# Maps

## Conservation Areas

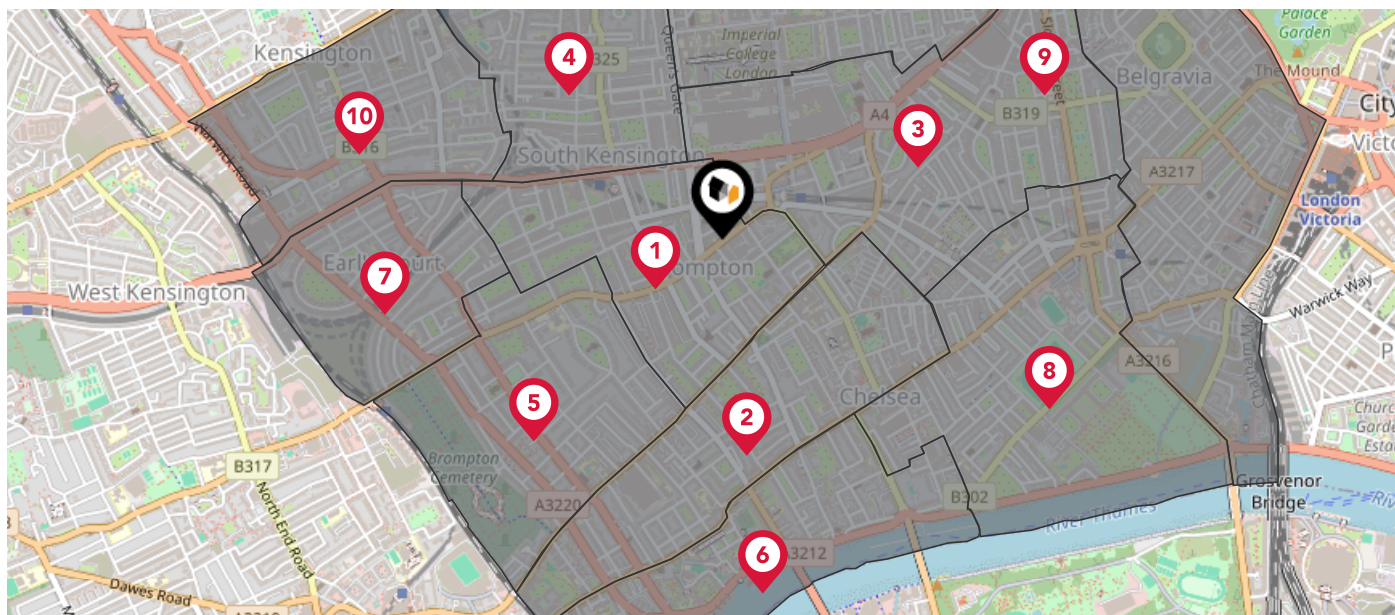
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  Thurloe/Smith's Charity
-  Queen's Gate
-  Chelsea Estates
-  Chelsea Park/Carlyle
-  Cornwall
-  Courtfield
-  Chelsea
-  Brompton
-  The Boltons
-  Chelsea

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



Courtfield Ward



Stanley Ward



Brompton & Hans Town Ward



Queen's Gate Ward



Redcliffe Ward



Chelsea Riverside Ward



Earl's Court Ward



Royal Hospital Ward



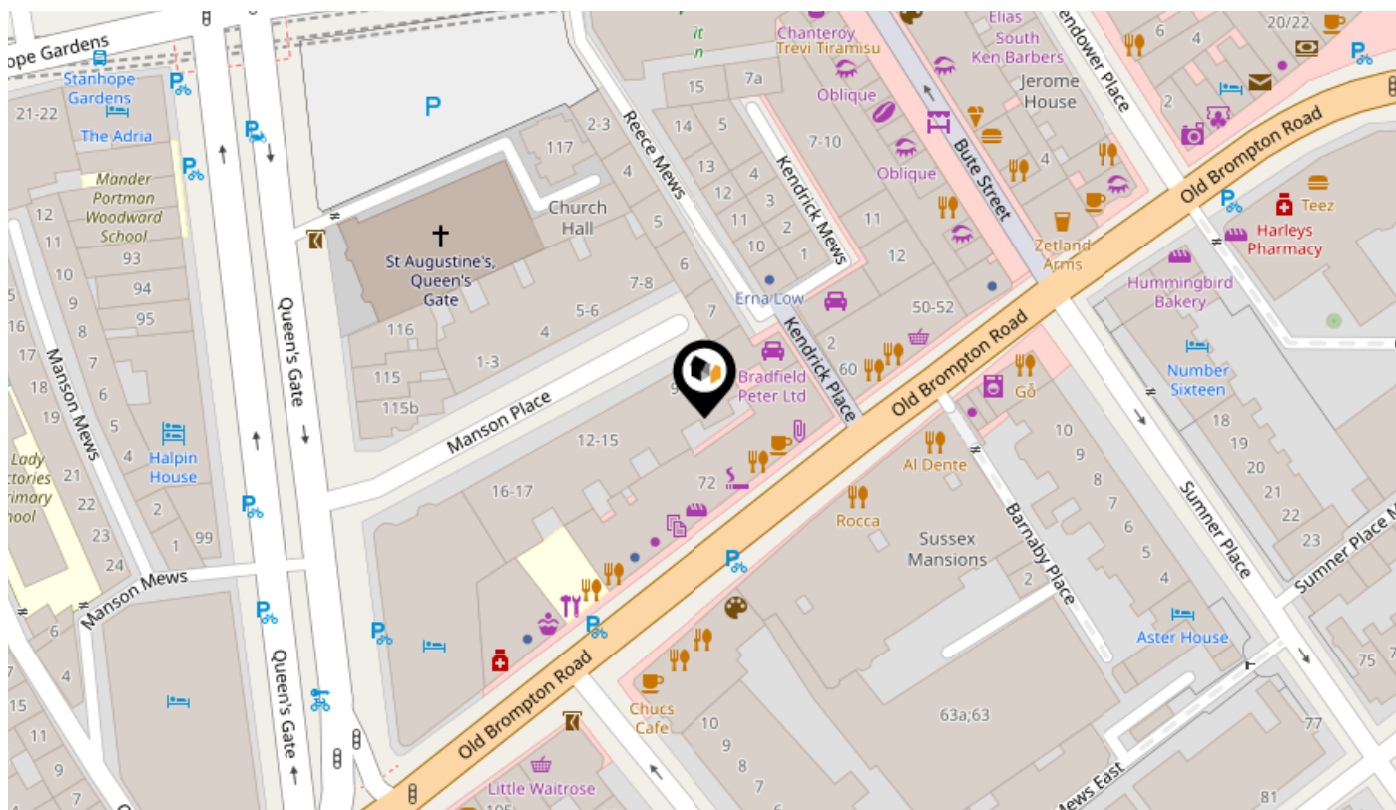
Knightsbridge & Belgravia Ward



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:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

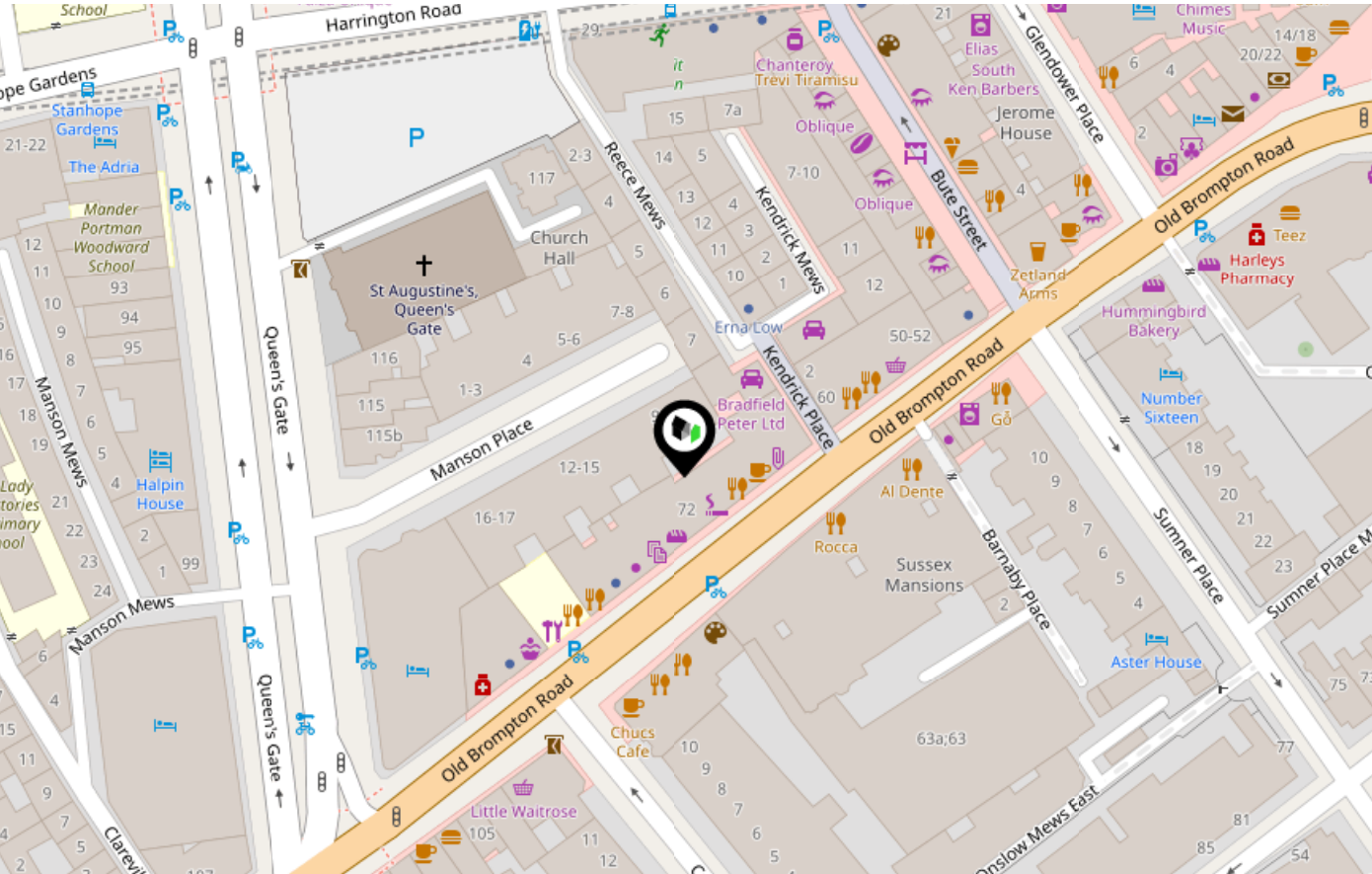


# Flood Risk

## 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.

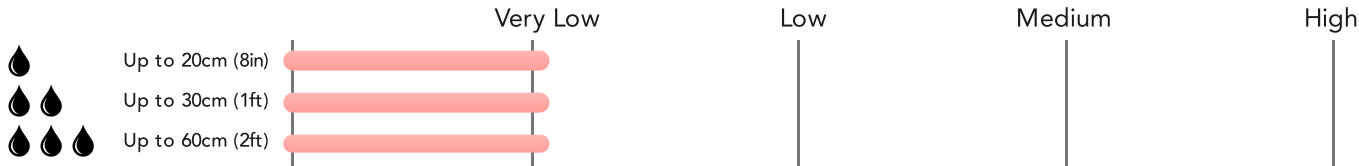


**Risk Rating:** Very low

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:

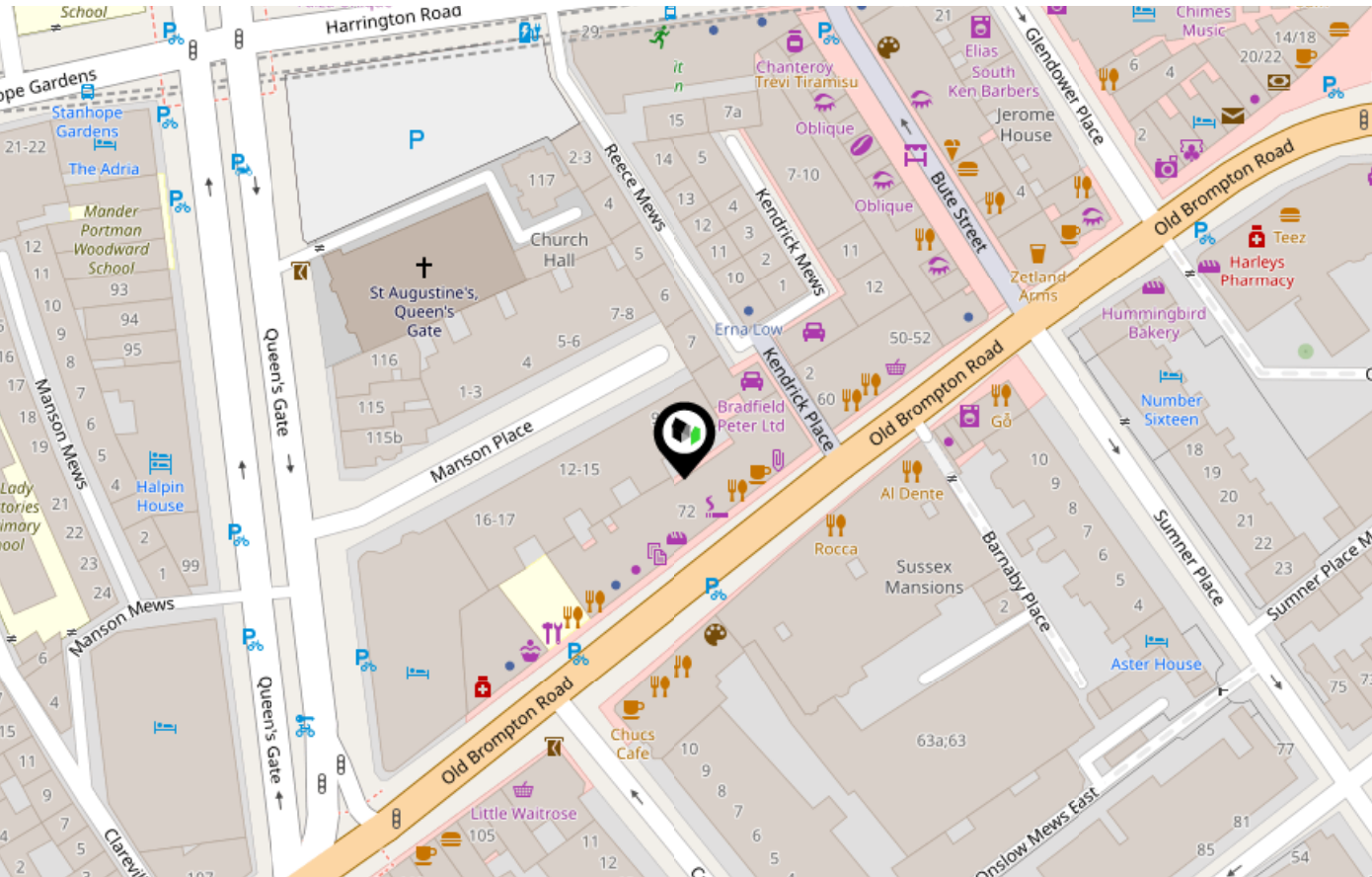


# Flood Risk

## 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.

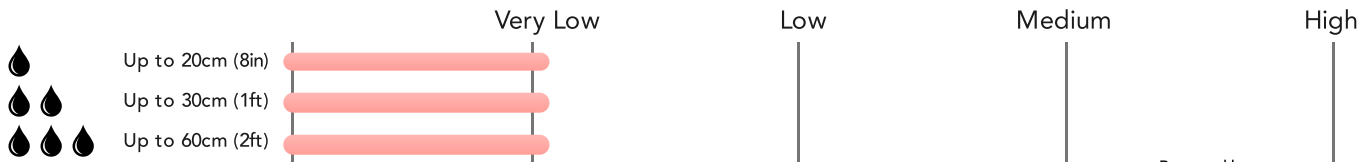


Risk Rating: Very low

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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

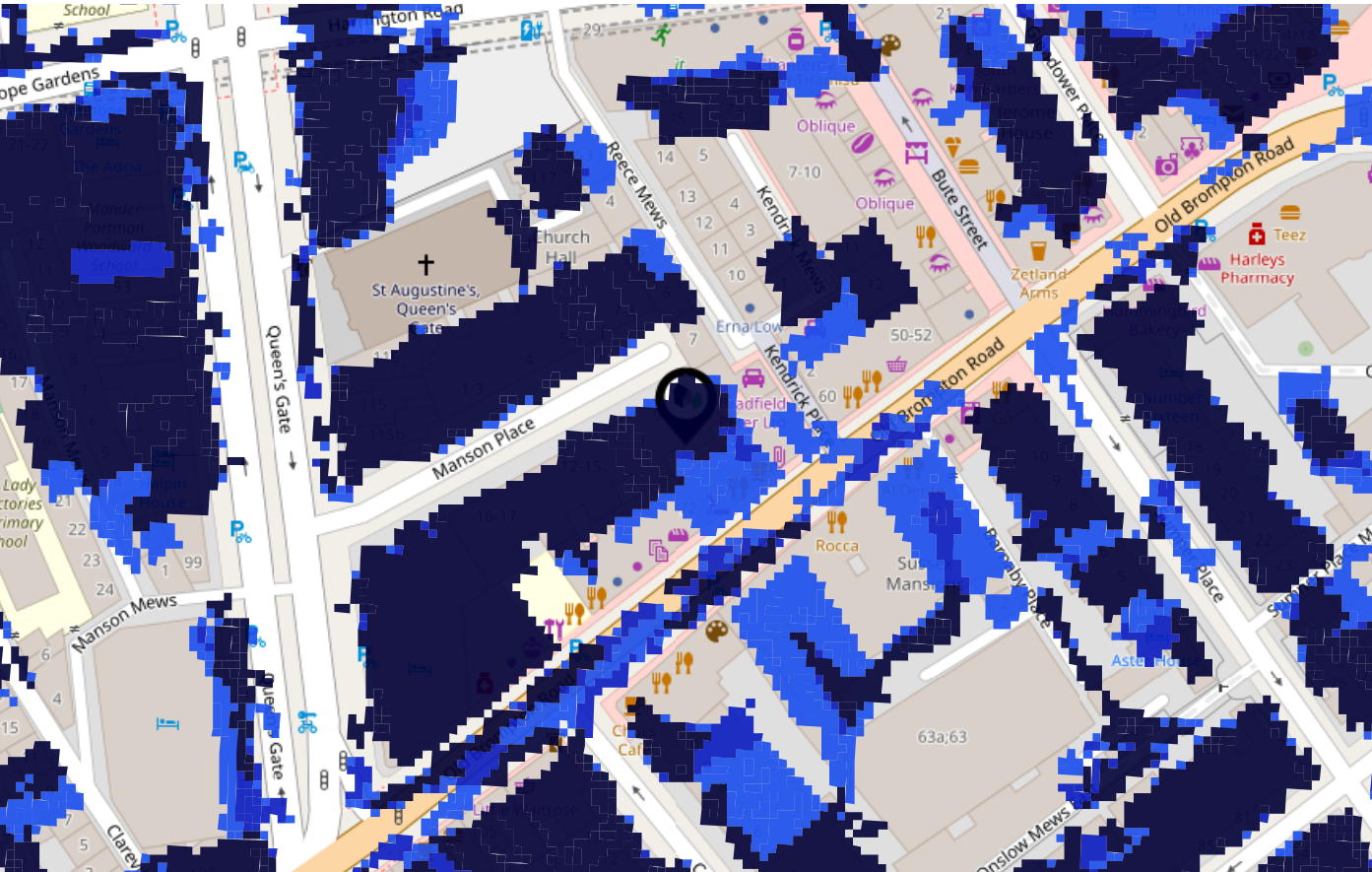
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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.

- 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:

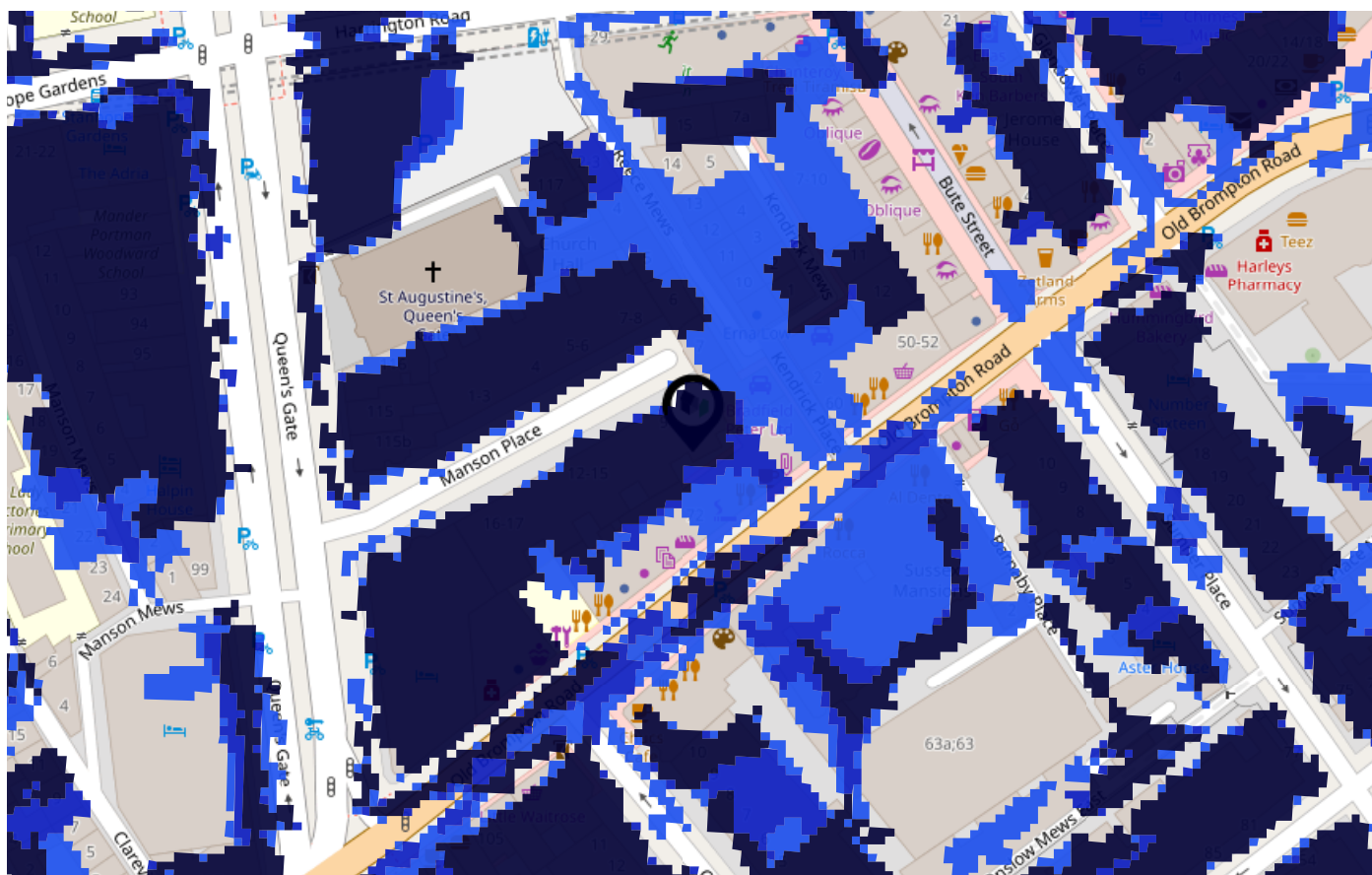




# Flood Risk

## 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.

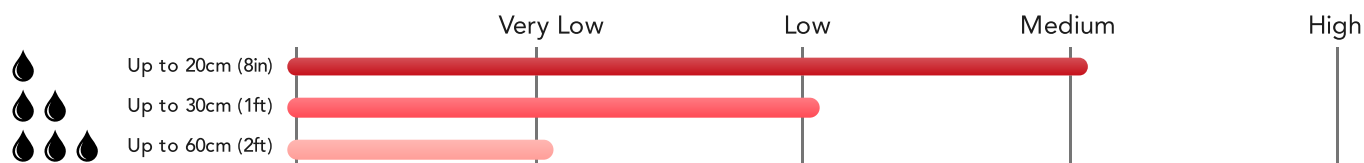


**Risk Rating: High**

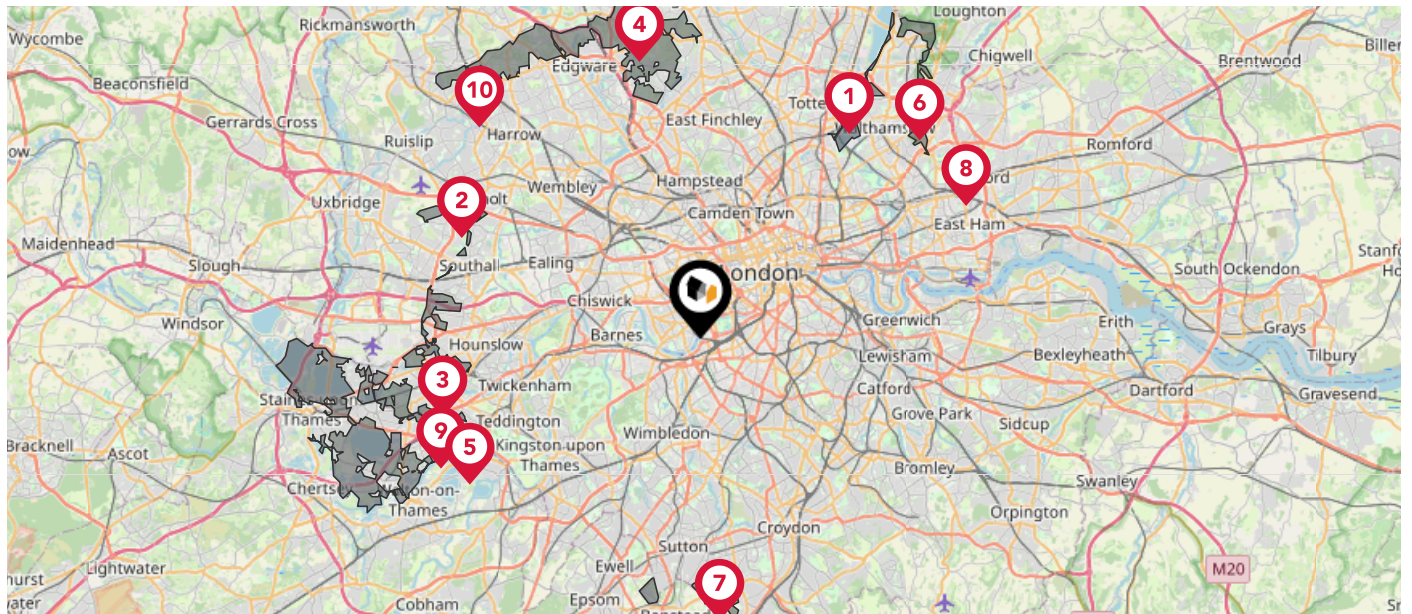
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:



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



### Nearby Green Belt Land

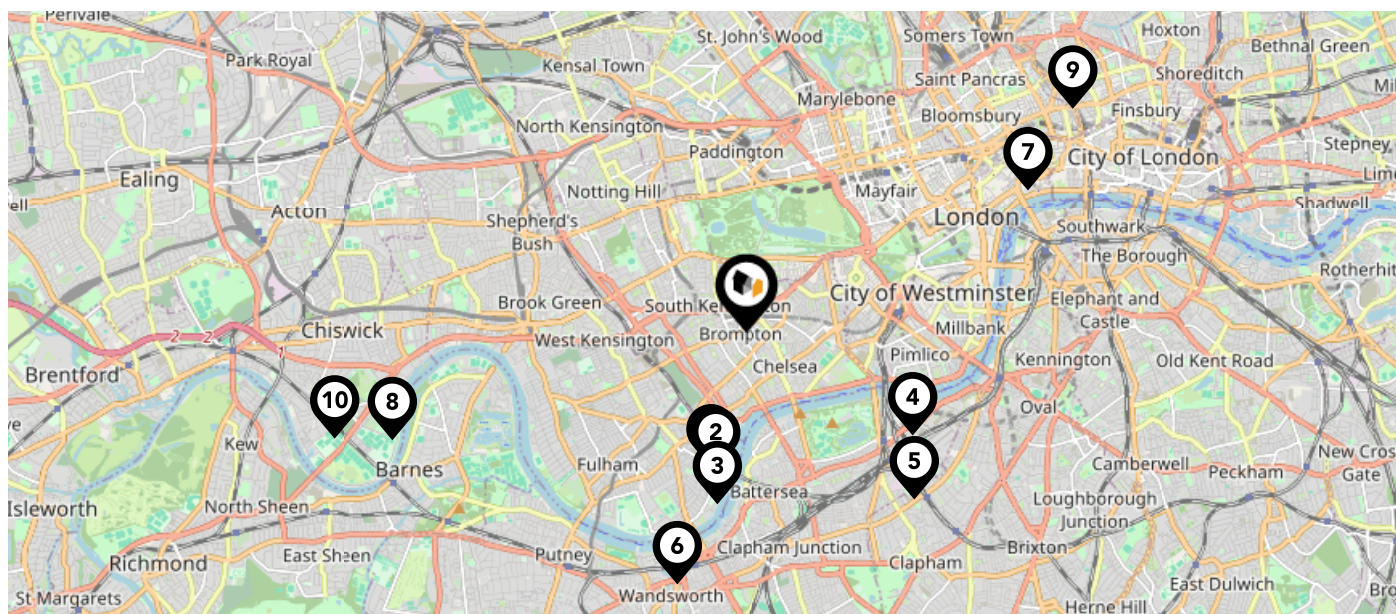
-  London Green Belt - Haringey
-  London Green Belt - Ealing
-  London Green Belt - Hounslow
-  London Green Belt - Barnet
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Waltham Forest
-  London Green Belt - Sutton
-  London Green Belt - Newham
-  London Green Belt - Spelthorne
-  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 Greem, Chelsea, London	Historic Landfill	
2	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill	
3	Townmead Road-Sands End, London SW6	Historic Landfill	
4	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill	
5	Linford Street-London SW8	Historic Landfill	
6	Feathers Wharf-Wandsworth, London	Historic Landfill	
7	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill	
8	Corney Road-Chiswick, London W4	Historic Landfill	
9	Rosoman Street / Skinner Street-Finsbury	Historic Landfill	
10	Staveley Road-Grove Park, Chiswick, Hounslow, London	Historic Landfill	

# Maps

## Listed Buildings

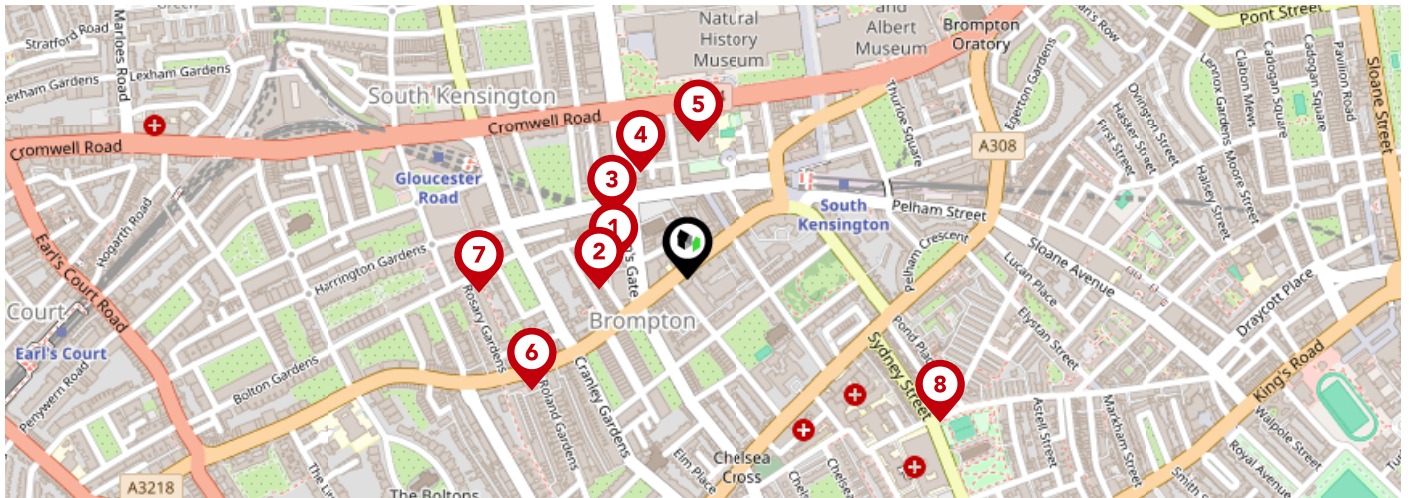
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



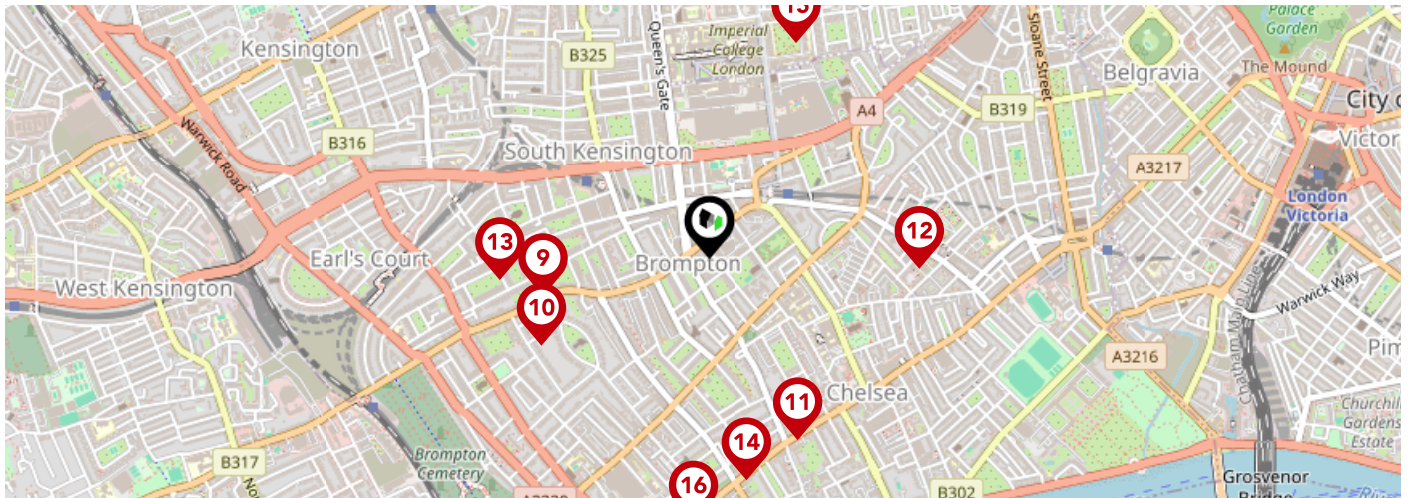
Listed Buildings in the local district	Grade	Distance
 1226838 - 3-12, Sumner Place Sw7 (see Details For Further Address Information)	Grade II	0.0 miles
 1265998 - St Augustine's Vicarage	Grade II	0.0 miles
 1226157 - 114-116, Queen's Gate Sw7	Grade II	0.0 miles
 1226155 - 108-113, Queen's Gate Sw7	Grade 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



# Area Schools



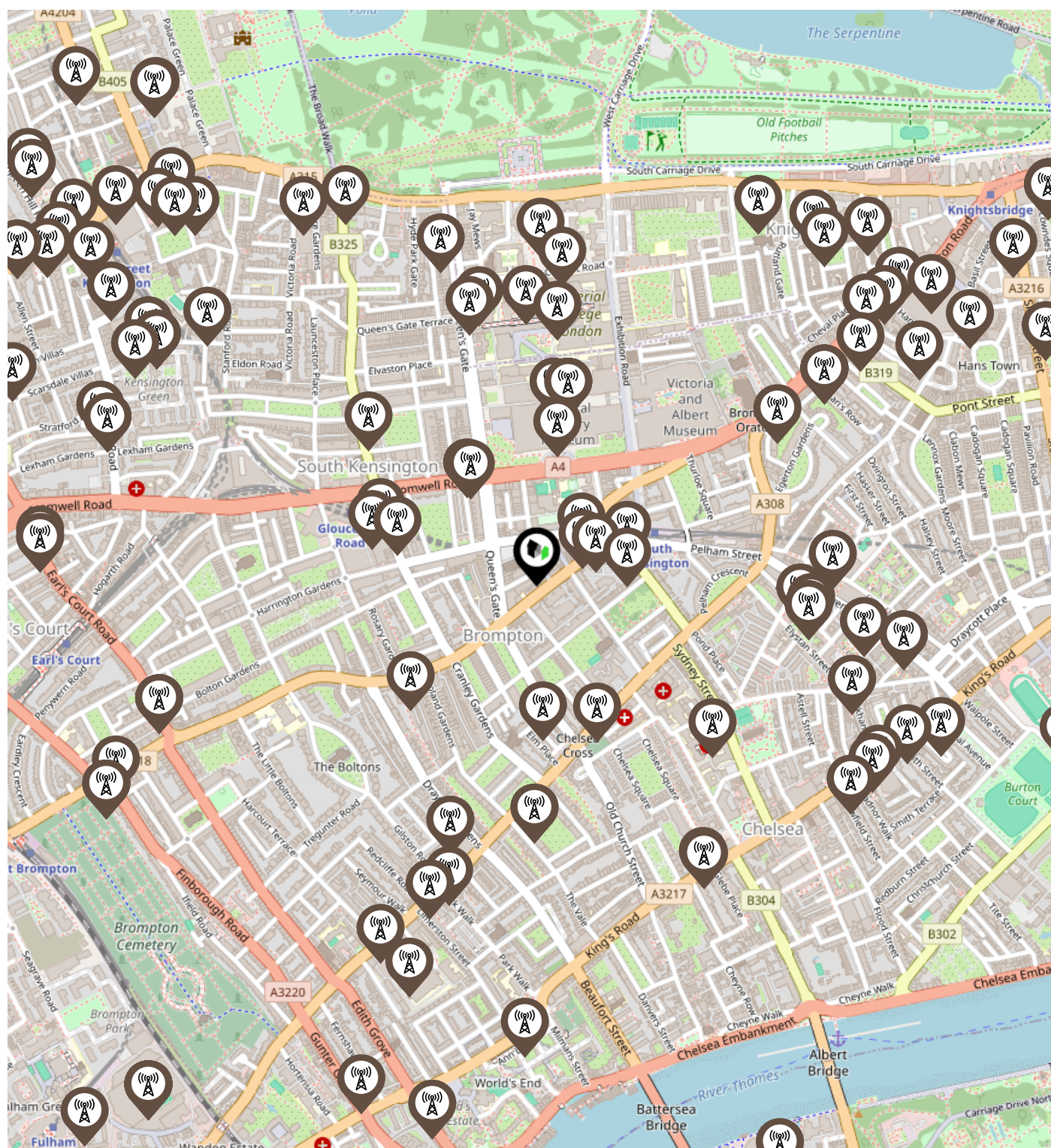
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Mander Portman Woodward School</b> Ofsted Rating: Not Rated   Pupils: 589   Distance:0.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Our Lady of Victories RC Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Glendower Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 290   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Queen's Gate School</b> Ofsted Rating: Not Rated   Pupils: 479   Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lycee Francais Charles de Gaulle</b> Ofsted Rating: Inadequate   Pupils: 3467   Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Falkner House</b> Ofsted Rating: Not Rated   Pupils: 346   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Philip's School</b> Ofsted Rating: Good   Pupils: 69   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Oratory Roman Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Wetherby Kensington</b> Ofsted Rating: Not Rated   Pupils: 196   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Bousfield Primary School</b> Ofsted Rating: Good   Pupils: 430   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>The Hampshire School Chelsea</b> Ofsted Rating: Not Rated   Pupils: 68   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Marlborough Primary School</b> Ofsted Rating: Good   Pupils: 386   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Collingham</b> Ofsted Rating: Not Rated   Pupils: 173   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Cameron Vale School</b> Ofsted Rating: Not Rated   Pupils: 63   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Brighton College Prep Kensington</b> Ofsted Rating: Not Rated   Pupils: 278   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Park Walk Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area Masts & Pylons



## Key:

-  Power Pylons
-  Communication Masts

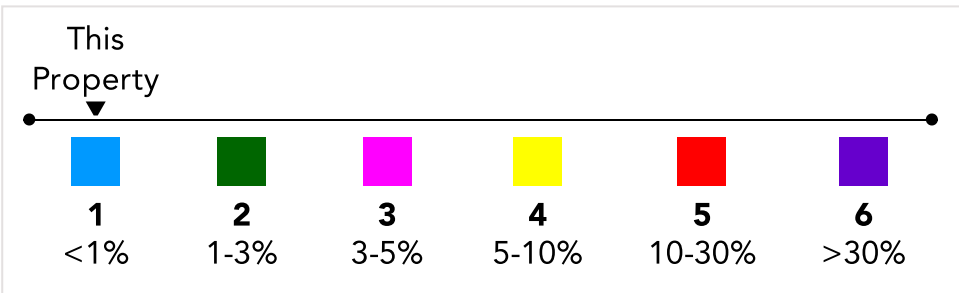
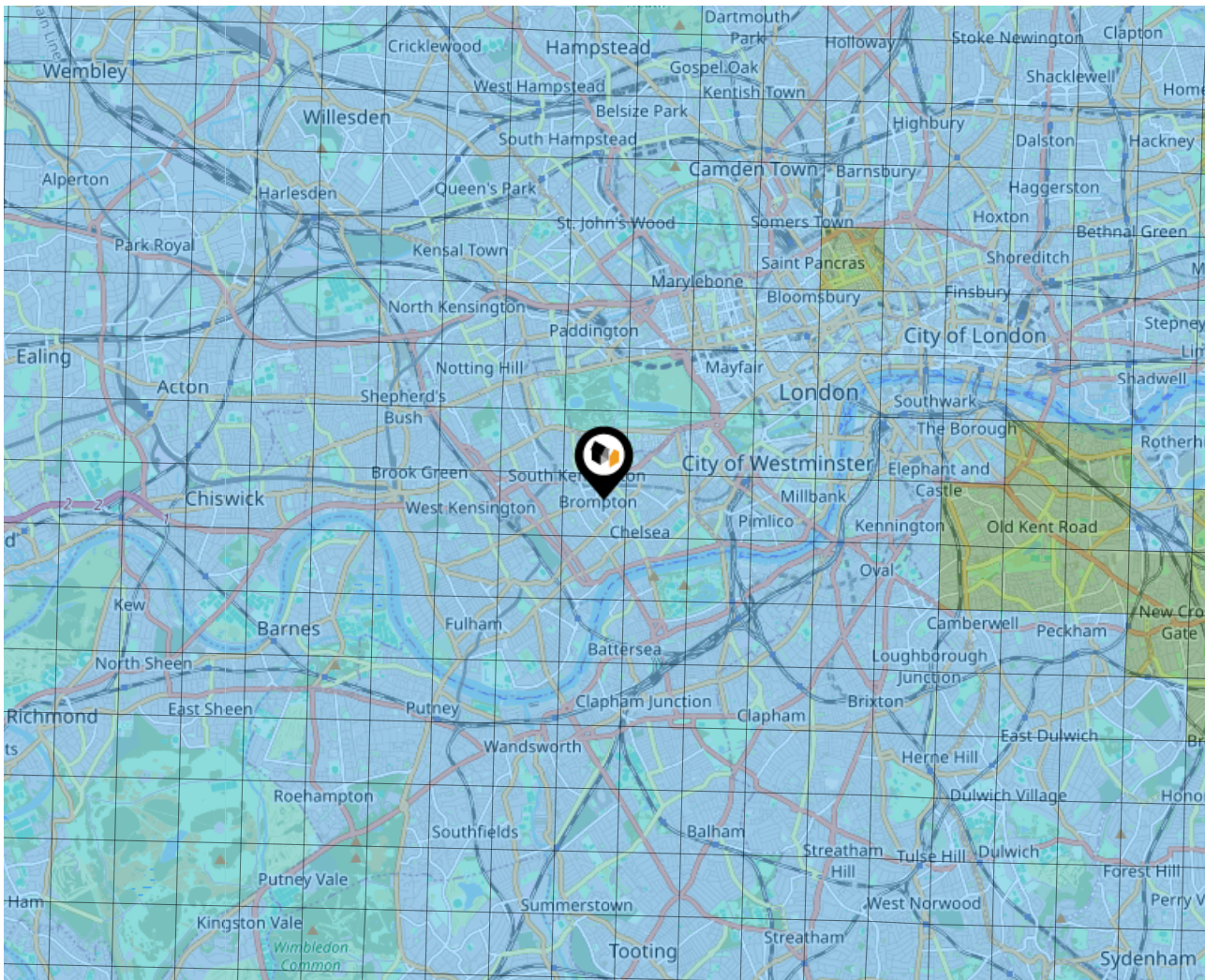


# Environment

## Radon Gas

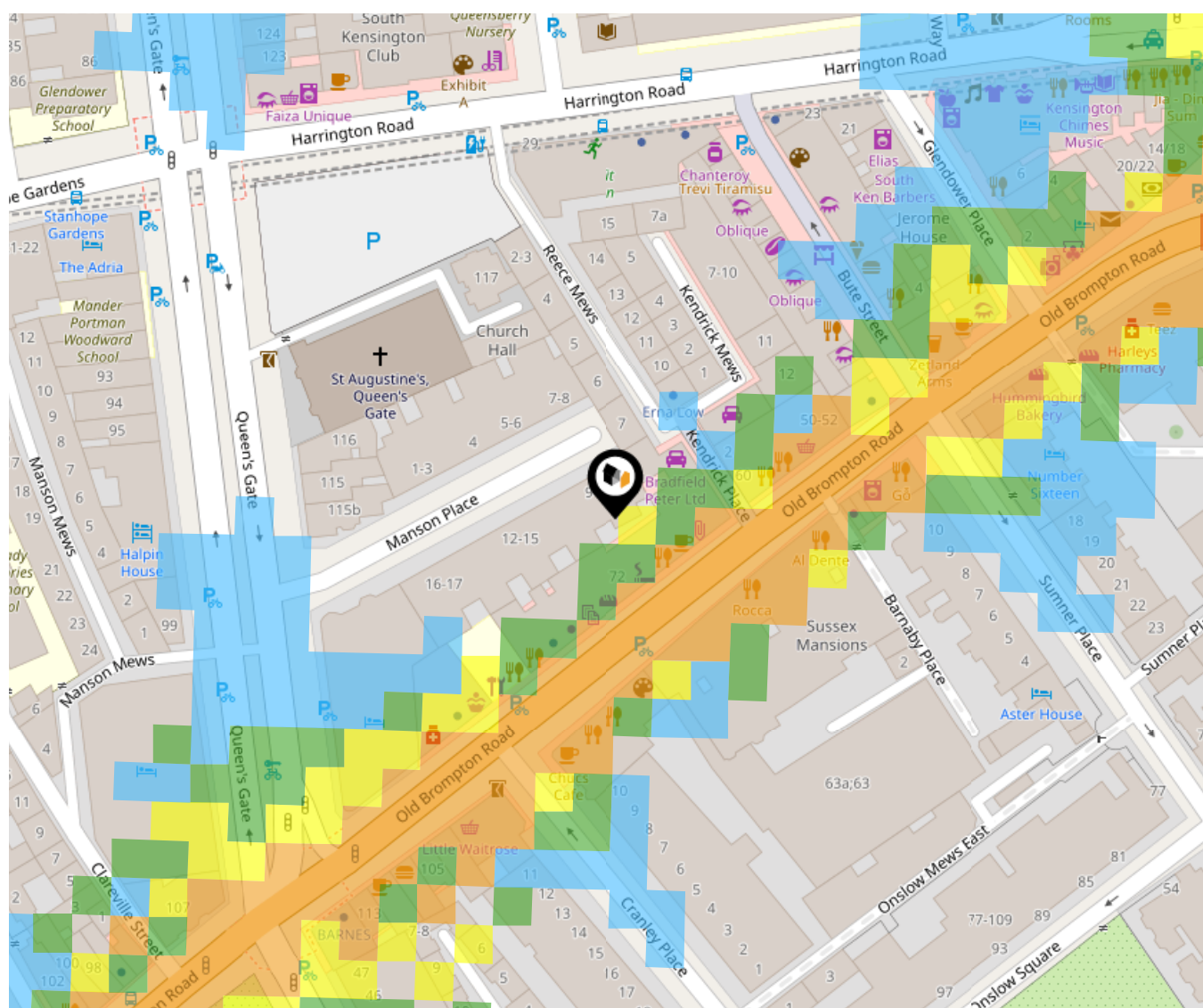
### What is Radon?

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>).





# Local Area Road Noise



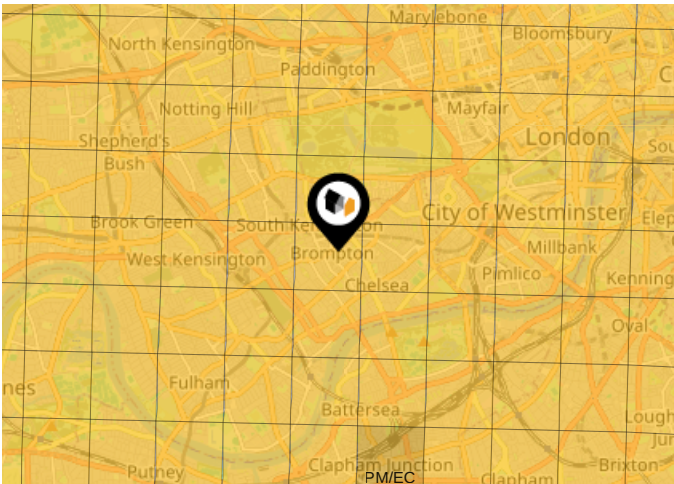
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

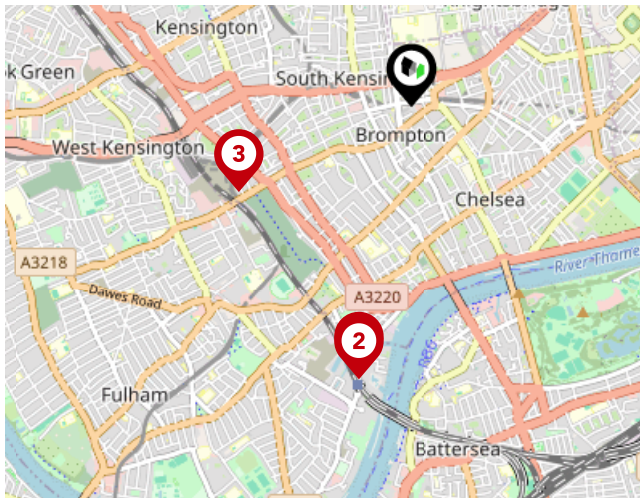


### Primary Classifications (Most Common Clay Types)

<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

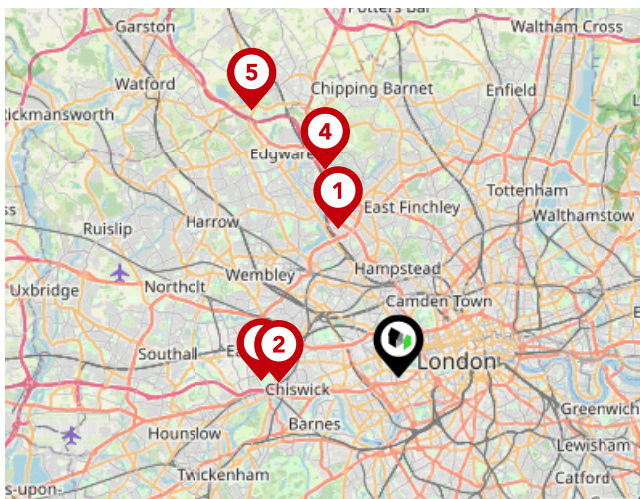


# Area Transport (National)



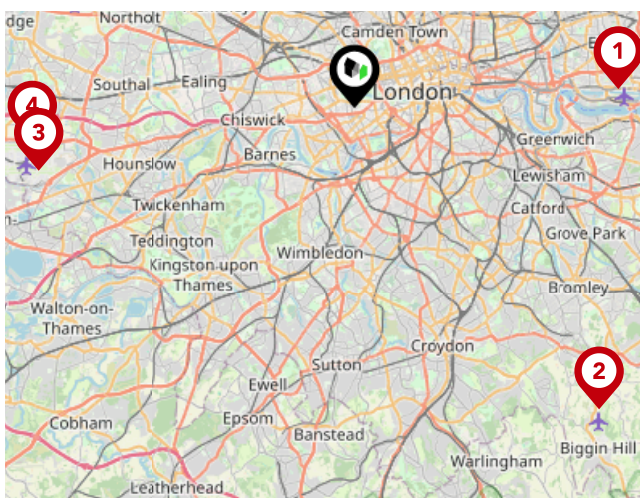
## National Rail Stations

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

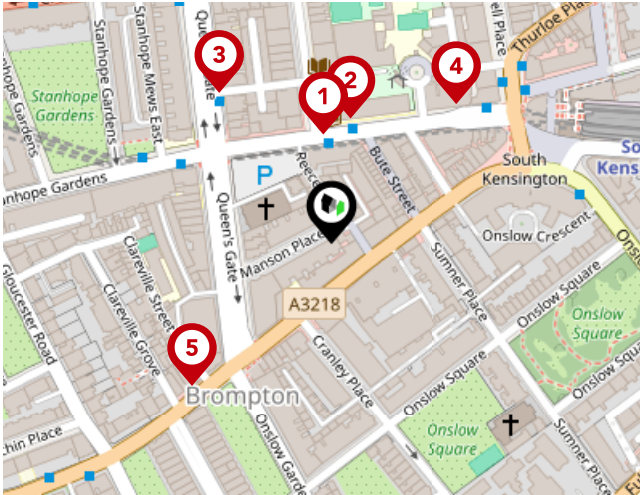
Pin	Name	Distance
1	M1 J1	5.98 miles
2	M4 J1	4.44 miles
3	M4 J2	5.11 miles
4	M1 J2	8.19 miles
5	M1 J4	11.26 miles



## Airports/Helipads

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)



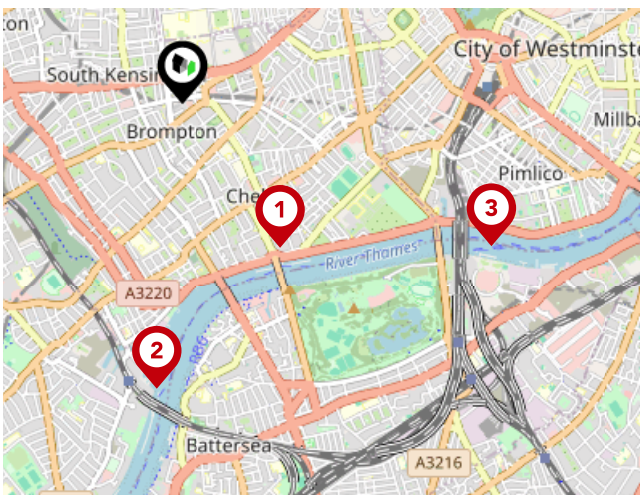
## Bus Stops/Stations

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

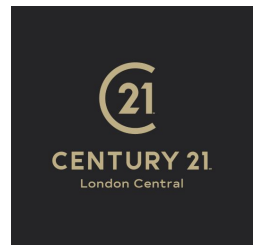
Pin	Name	Distance
1	South Kensington Station	0.2 miles
2	South Kensington Station	0.19 miles
3	South Kensington Underground Station	0.2 miles



## 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

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### 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%.



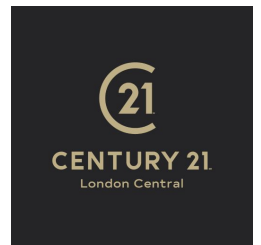
## Roger Collings

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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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# 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.



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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

