



Kendal Street, , London, W2

£450 Per Week* Fees Apply

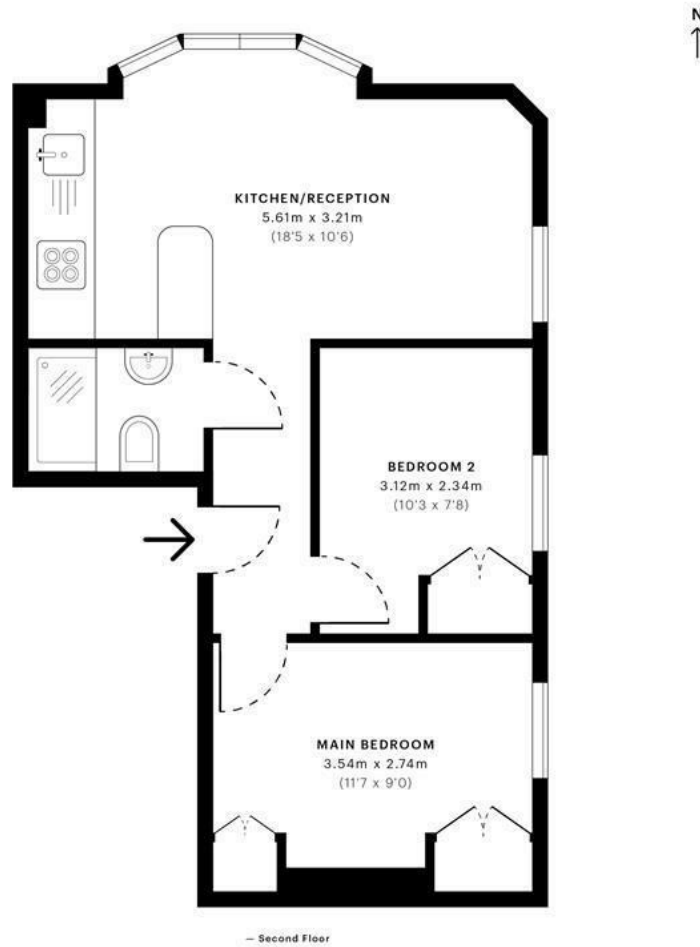
3D Virtual Tour Available **

A bright & spacious two bedrooms located on the 2nd floor within a walking distance to Hyde Park & Edgware Road.

Featuring marble floors throughout and fully integrated kitchen, the property further comprises of two double bedrooms, one bathroom, reception room and kitchen.

Kendal Street is located in the Connaught Village, just off Connaught Street and has a variety of shops, restaurants and cafes nearby. Hyde Park is a few minutes walk away and Marble Arch, Oxford Street and the West End are easily accessible. The nearest underground station is Marble Arch (Central line).

- Two Bright Bedrooms
- Contemporary bathroom with overhead shower
- Modern kitchen with integrated appliances
- Marble floors throughout
- Flooded with natural light
- Second floor
- The nearest underground station is Marble Arch (Central line)
- Just a short walk away from Hyde park, Marble Arch, Oxford Street



GROSS INTERNAL AREA (GIA)
The footprint of the property
40.74 sqm / 438.52 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wall thickness, restricted head height
38.28 sqm / 412.04 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 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 40.97 sqm / 441.00 sqft
IPMS 3C RESIDENTIAL 38.96 sqm / 419.36 sqft

srz id: 5f44e4c5173e730d8767308

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Admin fee: £ inclusive of VAT | Reference Fee: £ inclusive of VAT per application | Inventory Fee may also apply