

# Cope Place

Kensington, W8





This fabulous family home offers stylish accommodation that has been created with the greatest attention to detail.

Contemporary colours and finishes blend beautifully with traditional charm, whilst practical considerations like storage and light are in abundance, particularly so through the innovative use of glass to the rear.



**2 RECEPTION  
ROOMS**



**4 BEDROOMS**



**4 BATHROOMS**



**2,049 SQ FT**



**PRICE  
£2,650.00 P/W**

### The property

Arranged over four floors only, the property boasts excellent entertaining space including a double reception room on the raised ground floor and a fabulous kitchen/dining room on the lower ground floor, with access out onto the south-facing garden. There are two large bedroom suits on the first and second floors, plus a third bedroom and an additional shower room. Further still, the property benefits from a self-contained studio flat on the lower ground level, perfect for use as staff accommodation or as a home office. The studio can be accessed from the kitchen whilst also having its own private entrance from the street.

### Location

Cope Place is a residential street, located off Abingdon Road, just south of Kensington High Street. It is perfectly positioned therefore with easy access to the shopping and transport amenities of Kensington, and in Earls Court. It is also just a few minutes' walk from the beautiful open spaces of Holland Park.











## Floorplans

**Gross internal area** 2,014 sq ft (187.10 sq m)  
**Vault** 35 sq ft (3.22 sq m)  
**Total areas including vault** 2,049 sq ft (190.32 sq m) including restricted height under 1.5m  
 For identification purposes only.

## General

**Price:** £2,650.00 pw \*plus charges

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Council Tax:** Band H

**EPC Rating:** D

**Parking:** Residents' permit available

**Broadband:** Available

\*The following Tenant Charges may apply prior to tenancy commencement: Tenancy Agreement £354 (inc VAT), Credit References per application £70 (inc VAT). All advertised prices are exclusive of utility and other associated services; struttandparker.com/tenantcharges.

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## Kensington

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