

# Coniston Court, Kendal Street **W2**





City of Westminster  
Available furnished or unfurnished

Guide price  
**£435 per week**



This fantastic seventh floor apartment benefits from lift and south facing views of London.

The stylish accommodation features neutral decor and high quality fixtures and furnishings.

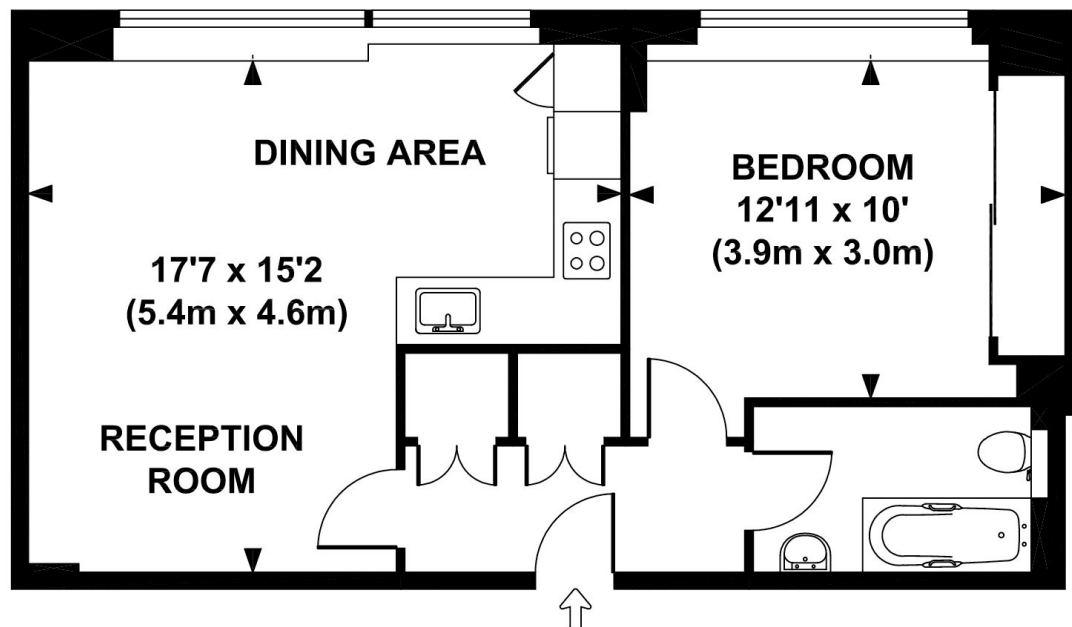
The property includes open plan reception room with space for dining and a high specification contemporary kitchen area. The spacious double bedroom features ample built in wardrobes and is served by a modern bathroom with a bath and overhead shower.

This attractive property also benefits from additional storage space in the entrance hall.

*Coniston Court is located on Kendal Street in the Connaught Village. Coniston Court is just off Connaught Street and boasts 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). Paddington Station is also easily accessible which offers British Rail services, the Heathrow Express and Underground station (District, Circle and Bakerloo lines).*



## Coniston Court, W2



Seventh Floor

### Approximate Gross Internal Floor Area 45 sq m/483 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

#### Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees).



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**I would be delighted to tell you more.**

**Guy Spencer**

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**Connecting people & property, perfectly.**

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory.

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Particulars dated [June 2010]. Photographs and videos dated [June 2010].

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