



Pier House, London **SW3**

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# Pier House, London SW3

This spacious and stylish three-bedroom apartment, is thoughtfully designed for comfortable living and entertaining.

Upon entering, you are welcomed by a generously sized hallway that leads to the main living areas. The reception room is perfect for both relaxation and social gatherings. Large windows bring in plenty of natural light, and sliding doors open to a private balcony. The kitchen features modern appliances and ample counter space.

This home includes three double bedrooms. The principle bedroom is a spacious retreat with access to a private balcony, allowing for an additional outdoor seating area. The second and third bedrooms provide versatility as a guest room, home office, or nursery.

There are two bathrooms: one well-appointed family bathroom with a bathtub and another with a shower, adding convenience and functionality.

The property also benefits from a car parking space and storage unit.



**Guide price:** £1,750 per week

**Furniture:** Available unfurnished

**Minimum length of tenancy:** 12 months

**Deposit:** £10,500

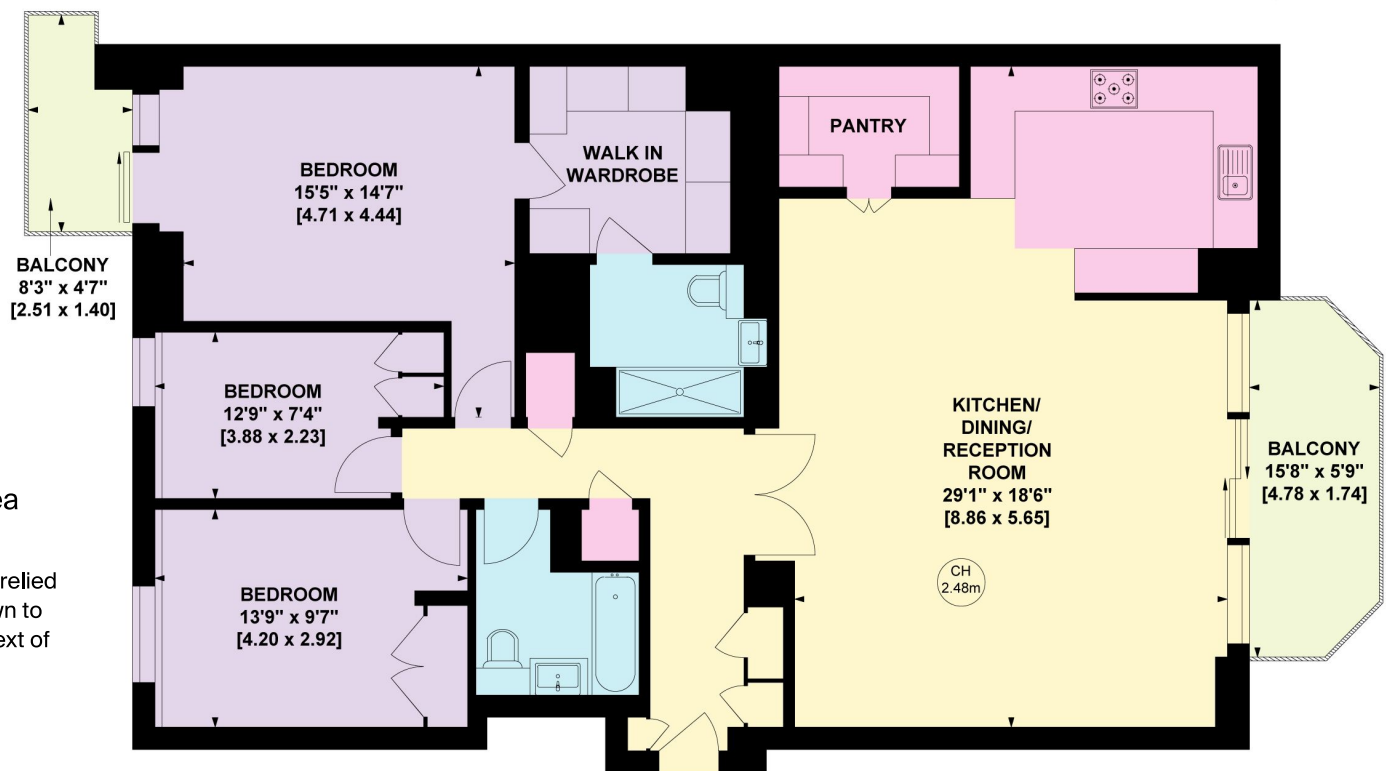
**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H









### Pier House, SW3

Approximate Gross Internal Floor Area  
127.33 sq m / 1370 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.

### FOURTH FLOOR

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I would be delighted to tell you more

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). 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). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](https://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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