

Pavilion Road, London **SW1X**

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Newly renovated mews house finished to an exceptional standard with a separate storage room. This property boasts three large double bedrooms, each with its own en-suite bathroom and exceptional storage, with the master bedroom further benefiting from a generous walk-in closet. The ground floor opens up in to a spacious formal reception room which leads out on to a private patio garden. The lower ground floor comprises of a substantial open planned family-friendly kitchen, second reception and dining area with a large sky light tactfully installed to allow a generous amount of natural light in.



**Guide price:** £4,250 per week

**Furniture:** Available unfurnished

**Deposit:** £25,500

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

**Council tax band:** H



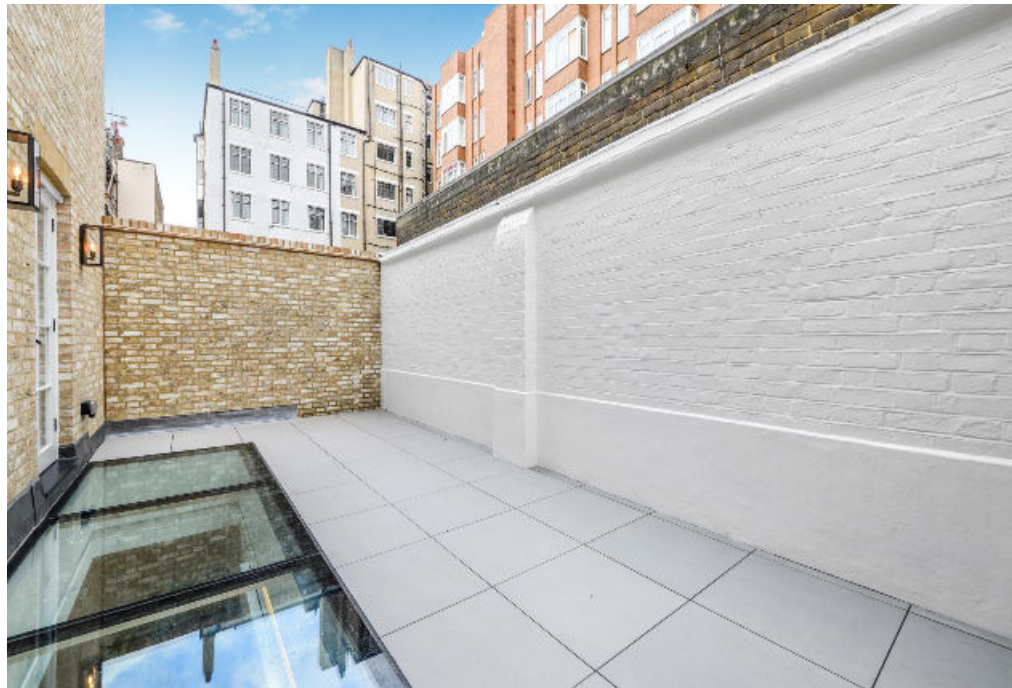


Tenants can further benefit from applying for access to either Cadogan Square or Cadogan Place gardens by separate negotiation. Both squares have the benefit of immaculate gardens and tennis courts.









## Approximate Gross Internal Floor Area

**247.66 sq m / 2666 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.



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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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