



INTERLET

FAIRHOLME ROAD, WEST KENSINGTON, LONDON W14  
£465 PW



This modern studio flat in West Kensington, London, W14 offers a versatile and stylish living space, perfect for students or young professionals. The property features a mezzanine bedroom and a separate, fully fitted kitchen equipped with an oven, cooker, fridge/freezer, microwave, and all essential utensils. The studio is designed with an open-plan layout that includes a large double bed, a double sofa bed, ample storage, a flat-screen TV, and an en-suite bathroom with a heated towel rail. Its Victorian-style architecture and split-level design enhance the aesthetic appeal, while large windows fill the space with natural light. The flat is presented in excellent condition, boasting wood floors, neutral décor, and modern conveniences such as free broadband internet, digital TV, selected Sky channels, and shared laundry facilities. All utility bills, including electricity, water, and heating, are included in the rent, ensuring hassle-free living. Located in Zone 2, with easy access to Zone 1 and central London, the property is just a 5-minute walk from West Kensington Underground Station and close to LAMDA drama school and Queen's Tennis Club. Baron's Court Underground Station is a 7-minute walk away, and the vibrant areas of Earl's Court, Hammersmith, and Chelsea are within walking distance, making this studio both convenient and well-connected.

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## Important Notice

Interlet and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere. The particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements, and distances are approximate. The text, images, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other contents. Interlet has not tested any services, equipment, or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own inquiries regarding any noise in the area before you make an offer.

| Energy Efficiency Rating                             |         |                                                                                                               |
|------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                      | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs          |         |                                                                                                               |
| (92+) A                                              |         |                                                                                                               |
| (81-91) B                                            |         |                                                                                                               |
| (69-80) C                                            |         | 76                                                                                                            |
| (55-68) D                                            | 67      |                                                                                                               |
| (39-54) E                                            |         |                                                                                                               |
| (21-38) F                                            |         |                                                                                                               |
| (1-20) G                                             |         |                                                                                                               |
| Not energy efficient - higher running costs          |         |                                                                                                               |
| England, Scotland & Wales                            |         | EU Directive 2002/91/EC  |
| Address: Fairholme Road, West Kensington, London W14 |         |                                                                                                               |

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SALES & LETTINGS

Welcome home.