



Gloucester Gardens, W2

£1,650 Per Week (£7,150 PCM) *Furnished*



A rare opportunity to rent this beautifully presented 2/3-bedroom, 2-bathroom first and second floor maisonette, offering exceptional open-plan lateral living, impressive ceiling heights and a generous south-facing balcony.

KEY FEATURES

- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Communal Gardens
- Balcony
- Furnished



Notting Hill Lettings

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A rare opportunity to rent this beautifully presented 2/3-bedroom, 2-bathroom first and second floor maisonette, offering exceptional open-plan lateral living, impressive ceiling heights and a generous south-facing balcony.

The property is entered via the first floor, opening into this impressive double living space featuring beautiful wooden flooring, soaring ceilings and top of the range open plan fully integrated kitchen with marble work top. The living room opens out to a lovely spacious south facing balcony.

A striking floating spiral staircase leads to the upper floor, where there are two generous double bedrooms and a versatile third room. The principal bedroom benefits from excellent built-in storage and a stylish en-suite bathroom, while the second double bedroom is served by a contemporary family shower room. The third room is ideally suited as a home office or study, although it could also accommodate a small third bedroom if required.

Finished to an exceptional standard throughout, this outstanding home is offered furnished and is available for a long-term let and shorter term by separate negotiation. Viewings are highly recommended.

Nestled in the heart of Notting Hill, Gloucester Gardens is a charming, tree-lined residential street known for its elegant period townhouses and peaceful atmosphere. Just moments from the vibrant shops, cafés, and markets of Westbourne Grove and Portobello Road, it offers a quiet retreat with excellent transport links via nearby Paddington and Royal Oak stations.





MATERIAL INFO

Deposit: £9,900

Holding Deposit: £1,650

Council Tax Band: G (Westminster)

UTILITIES:

Electricity – Mains

Water – Mains

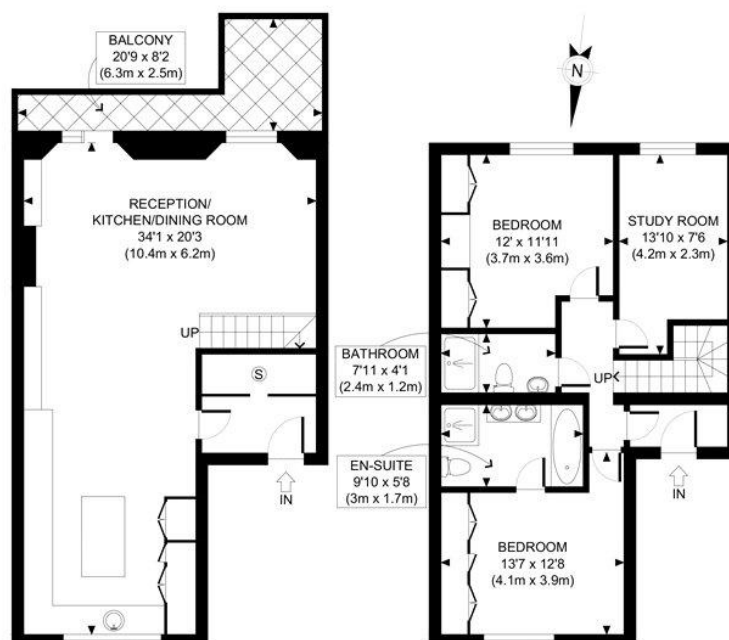
Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 585 SQ.FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 566 SQ.FT

APPROX. GROSS INTERNAL FLOOR AREA: 1151 SQ.FT/ 107 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/NHS260134>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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