



Ledbury Road, W11

£795 per week (£3,445.00 PCM) *Furnished*

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SITUATED NEXT DOOR TO THE FAMOUS DELI, OTTOLENGHI, IS THIS EXCEPTIONALLY BRIGHT FIRST FLOOR, TWO BEDROOM FLAT.



Notting Hill Lettings

0207 727 3227 | nottinghill@winkworth.co.uk

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*Tenant fees may apply; Details of tenant fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with any fees before making an offer to rent and your local Winkworth office can provide written details upon request.



DESCRIPTION

The property comprises living room with hard-wood flooring and feature fireplace, kitchen with full appliances including a dishwasher and washer/dryer and a large master bedroom with built in wardrobe space. The property further comprises a second bedroom which also has built in wardrobes and shelving, making it an ideal office space/guest bedroom, with a family bathroom and heated towel rail. The gorgeous flat has an abundance of natural light with two floors to ceiling windows in both the living room and master bedroom. This property is offered on a furnished basis and viewings are highly recommended.

Ledbury Road is a popular street running north from Westbourne Grove with some of London's most fashionable boutiques and delis just a short stroll away.

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>



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



<https://www.winkworth.co.uk/rent/property/NHL190047>

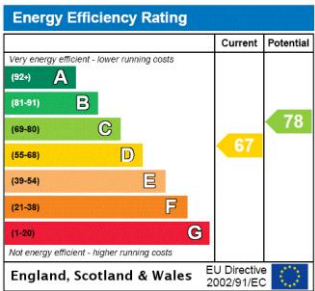
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Deposit: £3,975

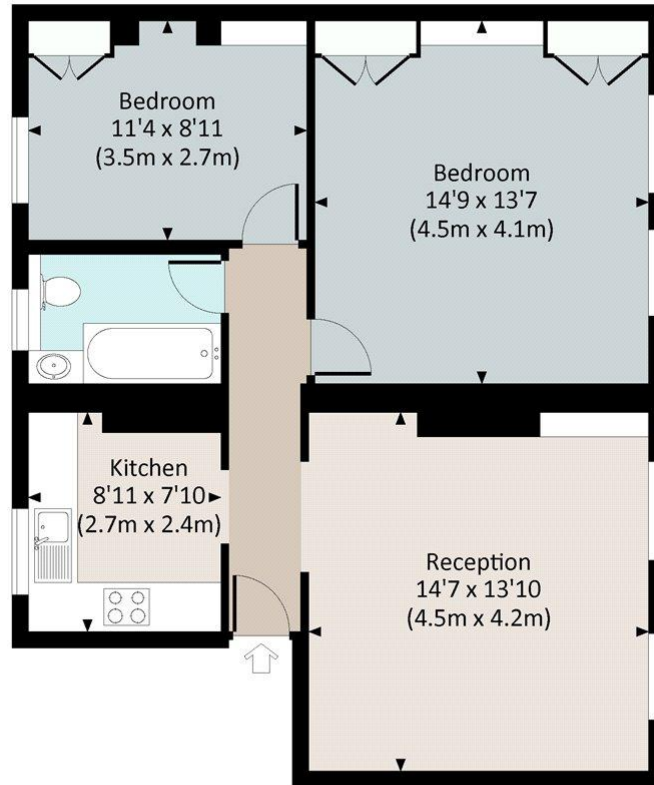
Holding Deposit: £795

Council Tax Band: E (RBKC)



LEDBURY ROAD, W11

Approx. gross internal area
705 Sq Ft. / 65.5 Sq M.



FIRST FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2013 www.dowlingjones.com 020 7630 9933

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