



## Westbourne Grove, W2

£780 per week (£3,380.00 PCM) *Unfurnished*



This immaculate one-bedroom maisonette tucked away to the back of the building with its own front door has been refurbished to the highest of standards.

### KEY FEATURES

- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- Shared Private Garden
- Unfurnished



**Notting Hill Lettings**

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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

Brand new to the market and rented for the first time. This immaculate one-bedroom maisonette tucked away to the back of the building with its own front door has been refurbished to the highest of standards.

Property comprises: Private entrance into hallway with guest cloakroom, open plan living room with wood floors and fully fitted integrated kitchen. Stairs lead up to a spacious ensuite double bedroom with floor to ceiling fitted wardrobes and immaculate fully tiled walk-in shower room. The flat further benefits shared access to a private garden to the back of the property. Viewings highly recommended

Westbourne Grove runs through the heart of Notting Hill with many of the area's fashionable boutiques and restaurants lined up along it, all of which are just moments from this property, itself located just to the east of Ledbury Road.

### Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

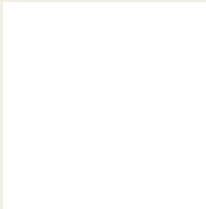
Heating – Gas

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



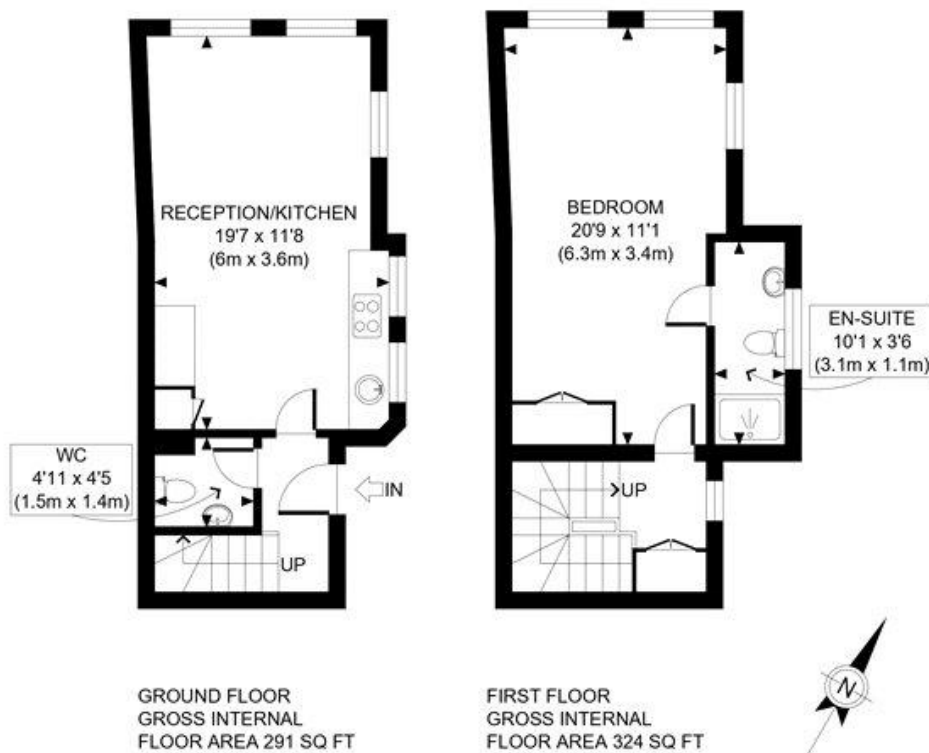
<https://www.winkworth.co.uk/rent/property/NHS260053>

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: £3,900  
Holding Deposit: £780  
Council Tax Band: Westminster

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



APPROX. GROSS INTERNAL FLOOR AREA: 615 SQ FT/ 57 SQM

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PROPERTY PHOTO PLANS COOK

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