



LEDBURY ROAD, W11

**£4,250 PER WEEK (£18,416.66 PCM) PART FURNISHED**

**A RARE OPPORTUNITY TO RENT THIS INCREDIBLE FOUR BEDROOM, FIVE STOREY TOWN HOUSE WITH FABULOUS ENTERTAINING SPACE.**

Notting Hill Lettings | 0207 727 3227 | nottinghill@winkworth.co.uk

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## DESCRIPTION:

A rare opportunity to rent this award-winning architect designed and rebuilt 10 years ago, five storey town house, with fabulous lateral entertaining space and has been designed and refurbished to the highest of standards throughout to include: air conditioning, Lutron lighting system, iPad-controlled Sonos throughout, surround sound, top of the range Poggenpohl kitchen. First floor comprises; master bedroom suite with stunning ensuite bathroom and fabulous floor to ceiling storage and balcony to the front of the house. The second floor; 2 further double bedrooms with family bathroom, and the top floor large bedroom/studio with shower room and fantastic west facing roof terrace. The house further benefits from front terrace seating area and the house can be offered furnished or part-furnished. Viewings are highly recommended. Short Let by separate negotiation.

## Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

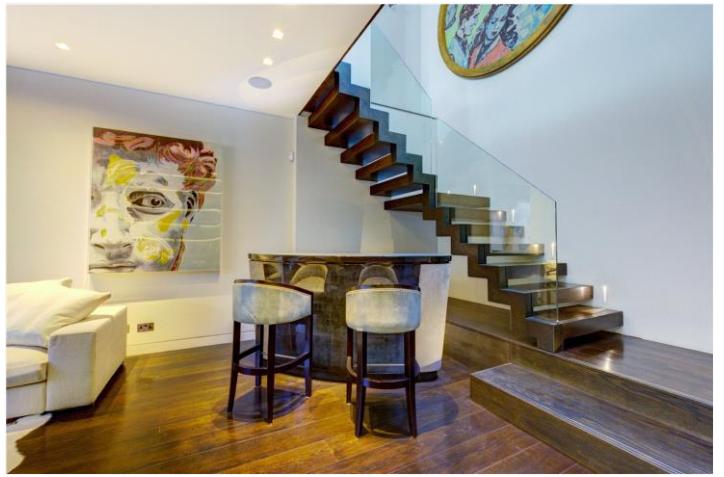
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

## LOCATION:

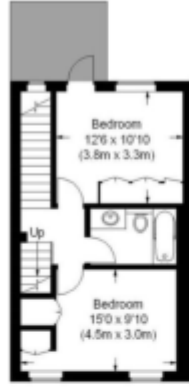
Ledbury Road is a very popular street at the heart of Notting Hill running North from Westbourne Grove with many of the area's most fashionable boutiques, delis and restaurants a moment's walk away.



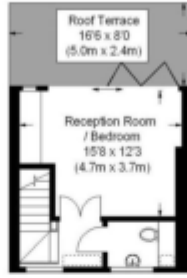


## Ledbury Road, W11

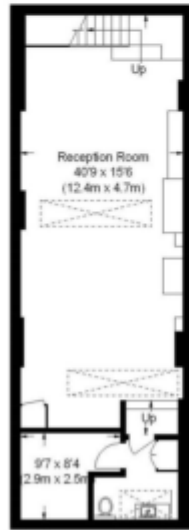
Approximate Gross Internal Area (Excluding Reduced Headroom / Including Void)  
 2626 sq ft / 244 sq m  
 Reduced Headroom = 5 sq ft / 0.45 sq m  
 Total = 2633 sq ft / 244 sq m



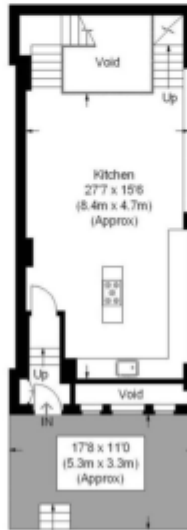
Second Floor  
 Gross Internal  
 Floor Area = (436 sq ft)



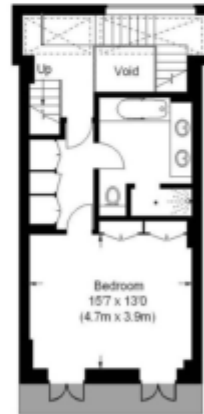
Third Floor  
 Gross Internal  
 Floor Area = (281 sq ft)



Lower Ground Floor  
 Gross Internal  
 Floor Area = (764 sq ft)



Raised Ground Floor  
 Gross Internal  
 Floor Area = (603 sq ft)



First Floor  
 Gross Internal  
 Floor Area = (549 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID71551)

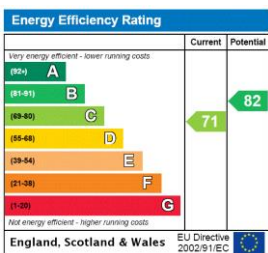
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit:** £25,500

**Holding Deposit:** £4,250

**Council Tax Band:** H (RBKC)

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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