



LONSDALE HOUSE, LONDON, W11  
**£575 PER WEEK (£2,491.66 PCM) UNFURNISHED**

**A WONDERFULLY BRIGHT AND AIRY TWO DOUBLE BEDROOM  
FLAT ON THE SIXTH FLOOR (WITH LIFT) OF THIS PURPOSE-  
BUILT BLOCK LOCATED IN THE HEART OF NOTTING HILL.**

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

**Winkworth**

for every step...

*winkworth.co.uk*



### **DESCRIPTION:**

The property comprises spacious living room with large windows and private balcony, separate fully fitted kitchen with American style fridge freezer and range cooker. The property further comprises two double bedrooms with built in wardrobes and a modern bathroom with overhead shower in bath and a separate w/c. The property is offered unfurnished and viewings are highly recommended.

### **Utilities:**

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

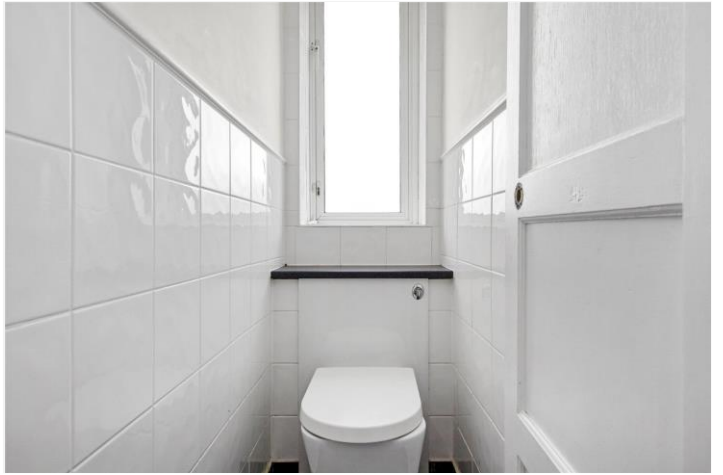
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

### **LOCATION:**

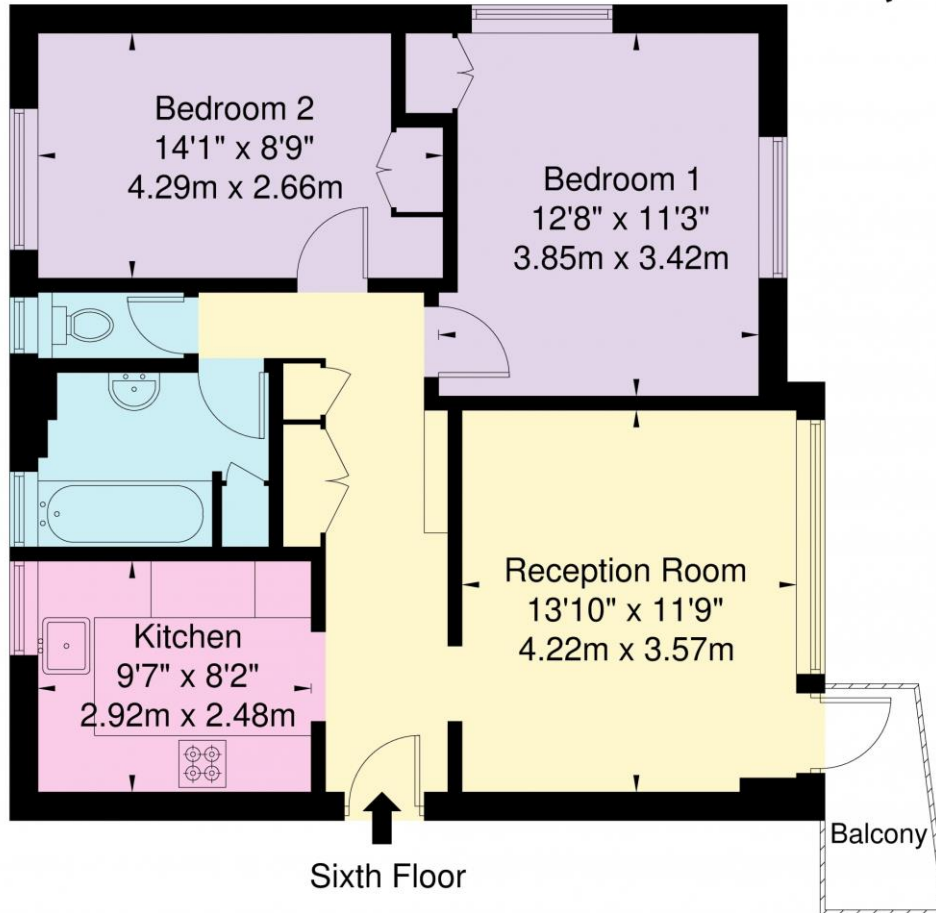
Lonsdale Road sits just behind the most fashionable stretch of Westbourne Grove and the property is located at its eastern end, the short cul de sac joining with Portobello Road. So whilst sitting in a peaceful spot, the apartment is surrounded by Notting Hill's fashionable boutiques bars and restaurant.





# Lonsdale House W11 2DQ

Approx. Gross Internal Area = 63.2 sq m / 680 sq ft



Ref

Copyright

**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Deposit:** £2,875

**Holding Deposit:** £575

**Council Tax Band:** C (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.

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

**Winkworth**

for every step...

[winkworth.co.uk](https://www.winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.