



## Westbourne Grove, W2

£720 per week (£3,120.00 PCM) *Unfurnished*



Brand new to the market and rented for the first time - this immaculate and bright one bedroom apartment has been refurbished to the highest of standards.

### KEY FEATURES

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



**Notting Hill Lettings**

0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)

**Winkworth**

for every step...



Brand new to the market and rented for the first time - this immaculate and bright one bedroom apartment has been refurbished to the highest of standards.

Property comprises: Entrance on the third and top floor, stunning living room with wood floors, vaulted ceiling and open plan fully fitted integrated kitchen. The property further comprises - spacious double bedroom with sloping ceiling 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>

#### MATERIAL INFO

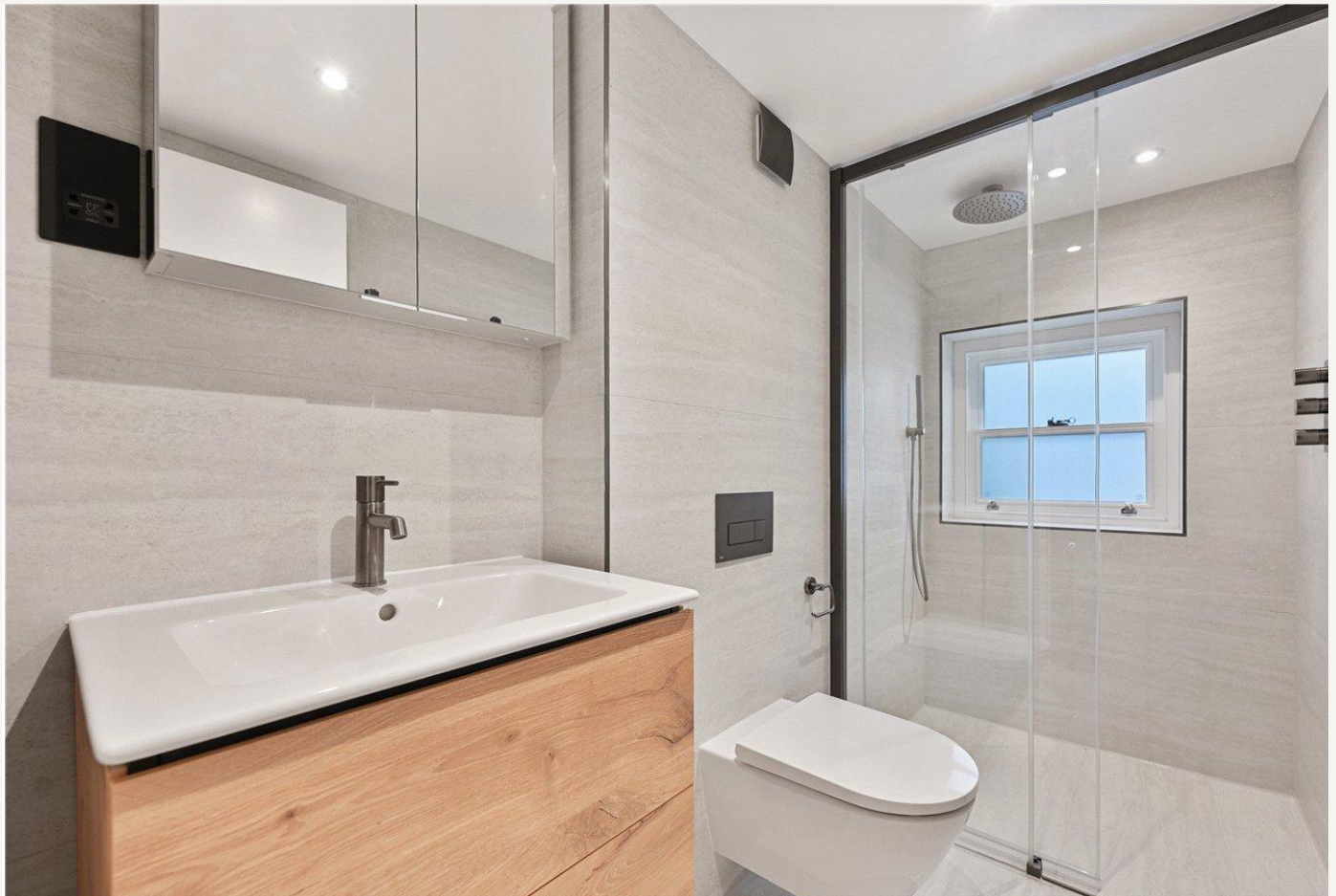
**Deposit:** £3,600

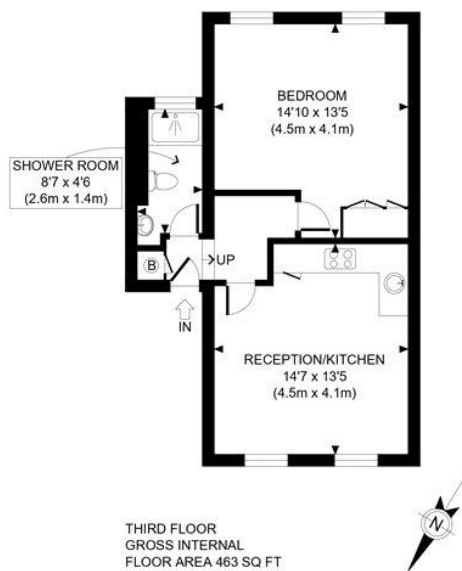
**Holding Deposit:** £720

**Council Tax Band:** Westminster









APPROX. GROSS INTERNAL FLOOR AREA: 463 SQ FT/ 43 SQM

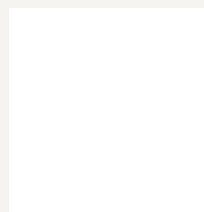
**Winkworth**

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	79 C	79 C
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/NHS260055>

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](mailto:nottinghill@winkworth.co.uk)

**Winkworth**

for every step...

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.