



Stanley Gardens, W11

£2,769 per week (£12,000 per month) *Unfurnished*

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OCCUPYING THE UPPER THREE FLOORS OF THIS BEAUTIFUL AND IMPRESSIVE PERIOD BUILDING WITH AIRCON THROUGHOUT, THIS ELEGANT TOP-FLOOR MAISONETTE IS BROUGHT TO THE OPEN MARKET FOR THE FIRST TIME.



Notting Hill Lettings

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Occupying the upper three floors of this beautiful and impressive period building with aircon throughout, this elegant top-floor maisonette is brought to the open market for the first time, boasting spectacular views over the highly sought after Stanley Gardens and offering sweeping rooftop views over the heart of Notting Hill.

The entrance, situated on the second floor, leads into this exceptional living room. This light-filled space boasts large windows, spanning the full width of the room, overlooking the picturesque views of the gardens below, beautiful parquet flooring and a working gas fireplace. A generously proportioned, fully fitted kitchen lies adjacent, along with a discreet guest cloakroom.

Stairs then lead up to the third floor which comprises large master bedroom overlooking the gardens, complete with a walk-in wardrobe, an en-suite bathroom with separate shower, extensive floor-to-ceiling fitted wardrobes. This third floor also hosts a well-proportioned second bedroom with en-suite bathroom, as well as a large utility room with integrated sink.

The top floor, with fantastic views across the rooftops of Notting Hill, presents two further spacious rooms and bathroom. A charming private roof terrace completes the property.

Additionally, the property benefits from the right to apply for access to the highly sought after communal gardens of Stanley Gardens South.

The property is offered unfurnished and viewings highly recommended.





LOCATION:

Stanley Gardens is a prime address in Notting Hill which is lined with impressive stucco fronted buildings. It lies between Kensington Park Road and Ladbroke Grove, a stone's throw from the restaurants and boutiques of Westbourne Grove and an easy walk from the Tube station at Notting Hill Gate (Central, District and Circle Lines).

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: £16,615

Holding Deposit: £2,769

Council Tax Band: H (RBKC)



APPROX. GROSS INTERNAL FLOOR AREA: 2048 SQ FT/ 190 SQM

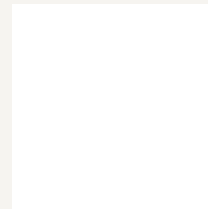
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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items 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
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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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