



CLANRICARDE GARDENS, W2

**£395 PER WEEK (£1,711.66 PCM) PART FURNISHED**

**A VERY WELL PRESENTED AND SPACIOUS STUDIO  
APARTMENT LOCATED ON THIS QUIET CUL- DE- SAC  
MINUTES FROM NOTTING HILL GATE.**

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

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### **DESCRIPTION:**

A very well presented and spacious studio apartment located on this quiet cul- de- sac minutes from Notting hill Gate and Kensington Gardens as well as all the cafe's, bars and restaurants and transport links the area has to offer. The flat benefits from its own entrance, separate kitchen, showroom and spacious studio room with wood floors, high ceiling, ornamental fireplace and built in storage. Available part furnished and viewings highly recommended.

### **Utilities:**

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Electric

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

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

### **LOCATION:**

Clanricarde Gardens a quiet cul-de-sac a moment's walk from Notting Hill Gate Station, local shops restaurants and the green open spaces of Kensington Gardens.

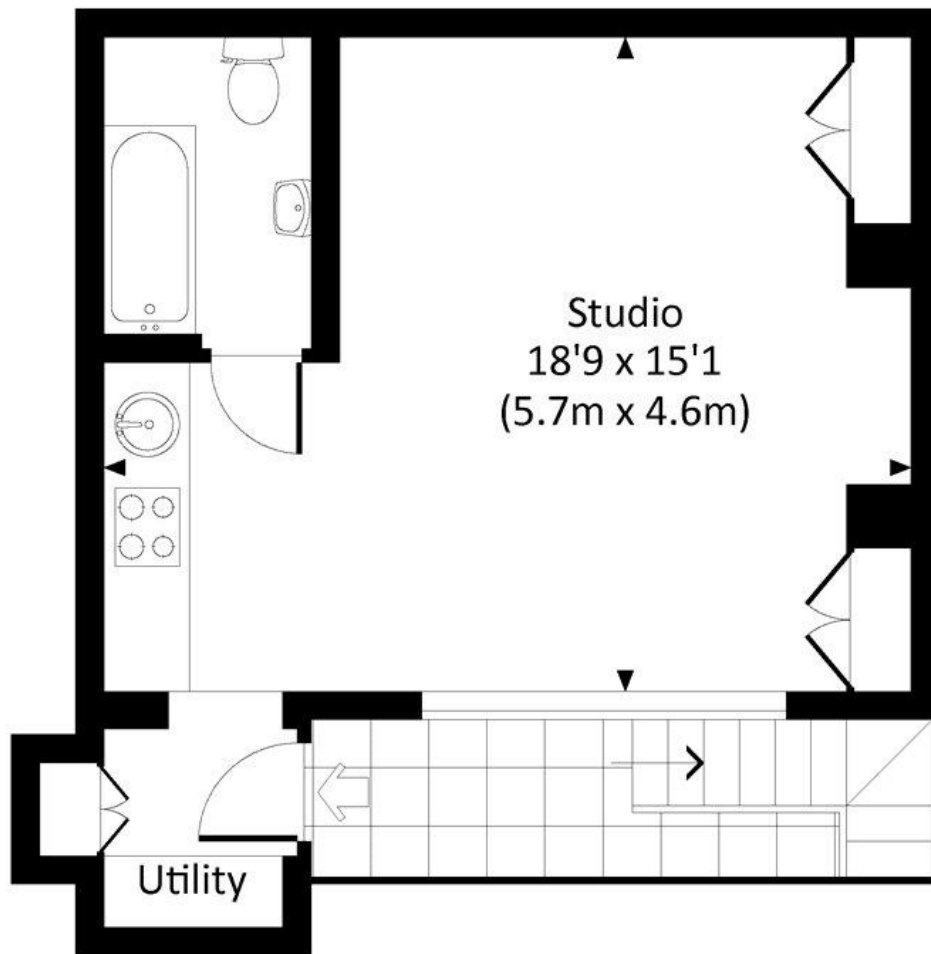






## CLANRICARDE GARDENS, W2

Approx. gross internal area  
313 Sq Ft. / 29.1 Sq M.



### LOWER GROUND FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com 020 7610 9933

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

**Deposit:** £1,975

**Holding Deposit:** £395

**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.

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