



## Westbourne Grove, W2

£675 per week (£2,925.00 PCM) *Unfurnished*

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



### KEY FEATURES

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



**Notting Hill Lettings**

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

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

Property comprises: Entrance on the first floor, wood floors, open plan fully fitted integrated kitchen, double doors out to fantastic private decked roof terrace. The property further comprises - double bedroom to the back of the property with beautiful bespoke floor to ceiling wardrobes and immaculate fully tiled 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>

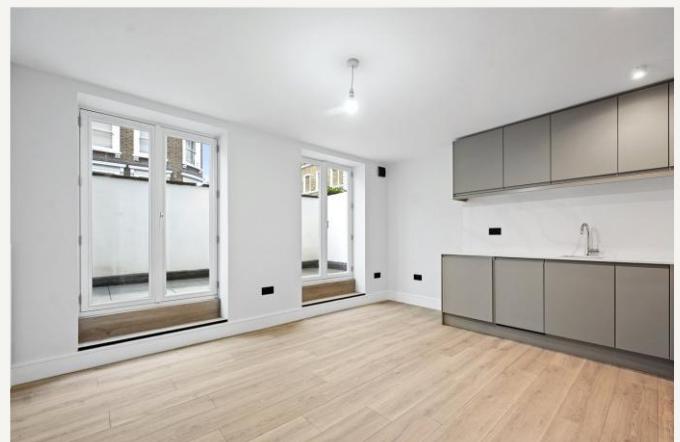
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### MATERIAL INFO

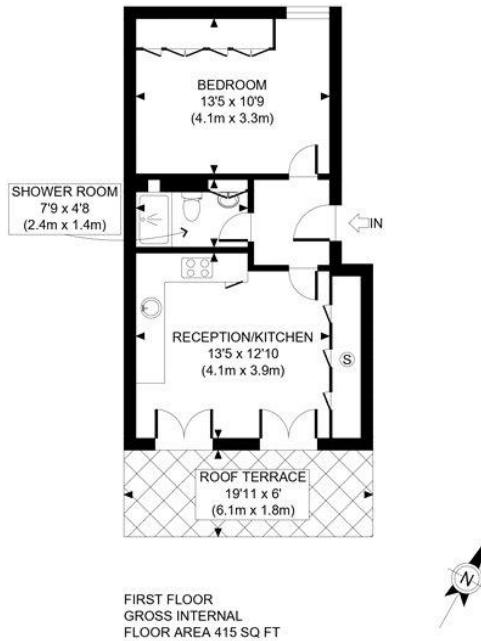
**Deposit:** £3,375

**Holding Deposit:** £675

**Council Tax Band:** Westminster







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 415 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 415 SQ FT/ 39 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

For more information, scan the QR code or visit the link below

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

<https://www.winkworth.co.uk/rent/property/NHS260052>

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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