



Westbourne Grove, W11

£1,442.30 per week (£6,250 PCM) *Unfurnished*



A RARE OPPORTUNITY TO RENT THIS WONDERFULLY BRIGHT AND BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM MAISONETTE WITH OWN FRONT DOOR AND FANTASTIC SOUTH FACING DOUBLE ASPECT ROOF TERRACE LOCATED ON ONE OF NOTTING HILL'S MOST SOUGHT-AFTER LOCATIONS.



Notting Hill Lettings

0207 727 3227 | nottinghill@winkworth.co.uk

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A rare opportunity to rent this wonderfully bright and beautifully presented two double bedroom maisonette with own front door and fantastic south facing double aspect roof terrace located on one of Notting Hill's most sought-after locations. Available unfurnished.

Westbourne Grove runs through the heart of Notting Hill, with many of the area's most fashionable boutiques and restaurants lining its way. The property is located on the very desirable stretch between Ledbury Road and Portobello Road only a short walk from the many transport connections of Notting Hill Gate.

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

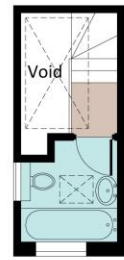
Deposit: £8,653.80

Holding Deposit: £1,442.30

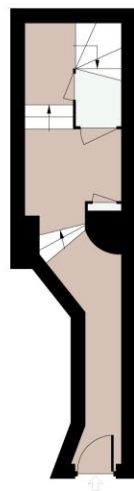
Council Tax Band: E (RBKC)

WESTBOURNE GROVE, W11

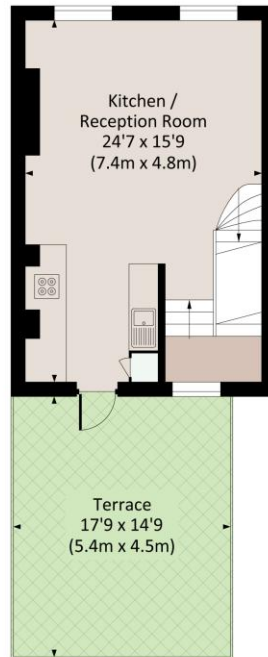
Approximate Gross Internal Area
990 sq ft / 92.0 sq m Excluding. Void



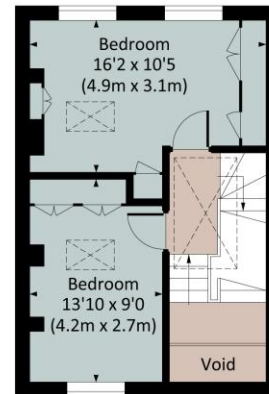
THIRD FLOOR



GROUND FLOOR



FIRST FLOOR



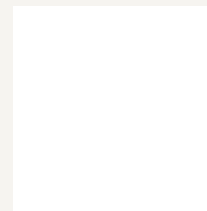
SECOND FLOOR



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. © 2021 www.dowlingjones.com 020 7610 9933

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



<https://www.winkworth.co.uk/rent/property/NHS190027>

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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