



Arundel Gardens, W11

£925 per week (£4,008.33 PCM) Part Furnished

A fantastic opportunity to rent this beautiful first floor flat with private balcony and roof terrace overlooking and use of the highly sought after communal gardens behind.



KEY FEATURES

- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- Roof Terrace
- Communal Gardens
- 589 St Ft.



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The property comprises spacious reception room with wonderful ceiling height and wood floors throughout, immaculate fully fitted open plan kitchen, stunning shower room with walk in shower and double bedroom with doors leading out to fully decked roof terrace overlooking the communal gardens (right to apply and charges will apply). The property has been refurbished to the highest of standards with fantastic storage throughout and is offered on a part furnished basis. Viewing highly recommended!

Arundel Gardens is an impressive and well located residential street set between two sets of communal gardens in the heart of Notting Hill, running between Kensington Park Road and Ladbroke Grove, a short stroll from some of Notting Hill's most popular restaurants and boutiques.

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>



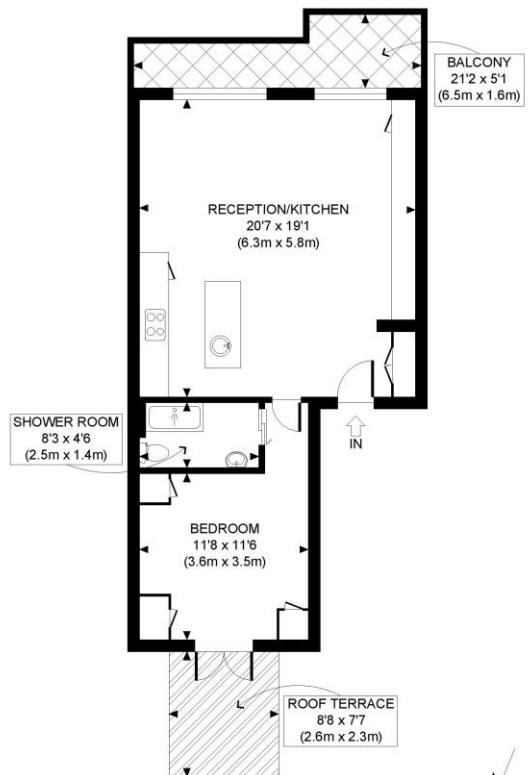


MATERIAL INFO

Deposit: £4,625

Holding Deposit: £925

Council Tax Band: F (RBKC)



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 589 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 589 SQ FT/ 55 SQM

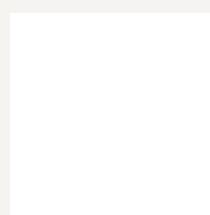
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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items 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 THE STEP STEP TO PROPERTY PERFECTION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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/NHS240084>

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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