



**RUSTON MEWS, W11**  
**£2,200 PER MONTH**

## **NEWLY REFURBISHED ONE BEDROOM APARTMENT IN FANTASTIC LOCATION**

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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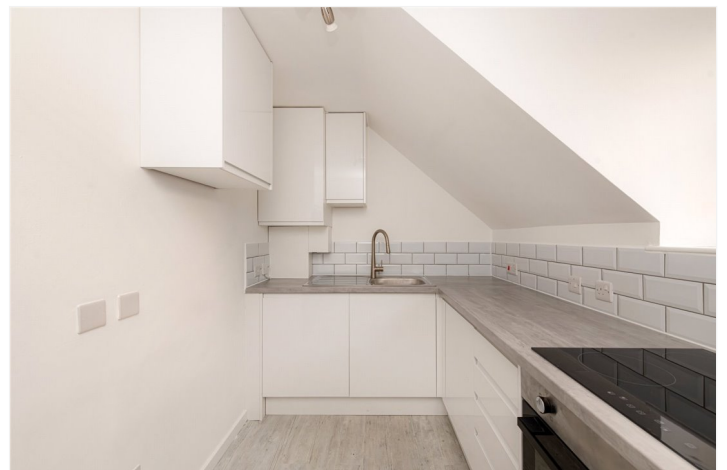
Spacious one bedroom apartment that has recently benefitted from a complete renovation throughout. This property is conveniently located in the heart of W10, allowing for easy access to the transport links at Ladbroke Grove underground which gets you into London and other parts of the city in very little time.

The apartment has been tastefully decorated and modernised to a high specification. The apartment comprises of a large Lounge /dining room, separate modern kitchen, bright and airy bedroom and stylish bathroom.

Notting Hill's multicultural hotspot, Ladbroke Grove is a prime example of a modern urban living offering plenty of unique restaurants, coffee shops and antique furniture stores. Renowned Portobello market and transport links at Ladbroke Grove are a stone throw away.

## AT A GLANCE

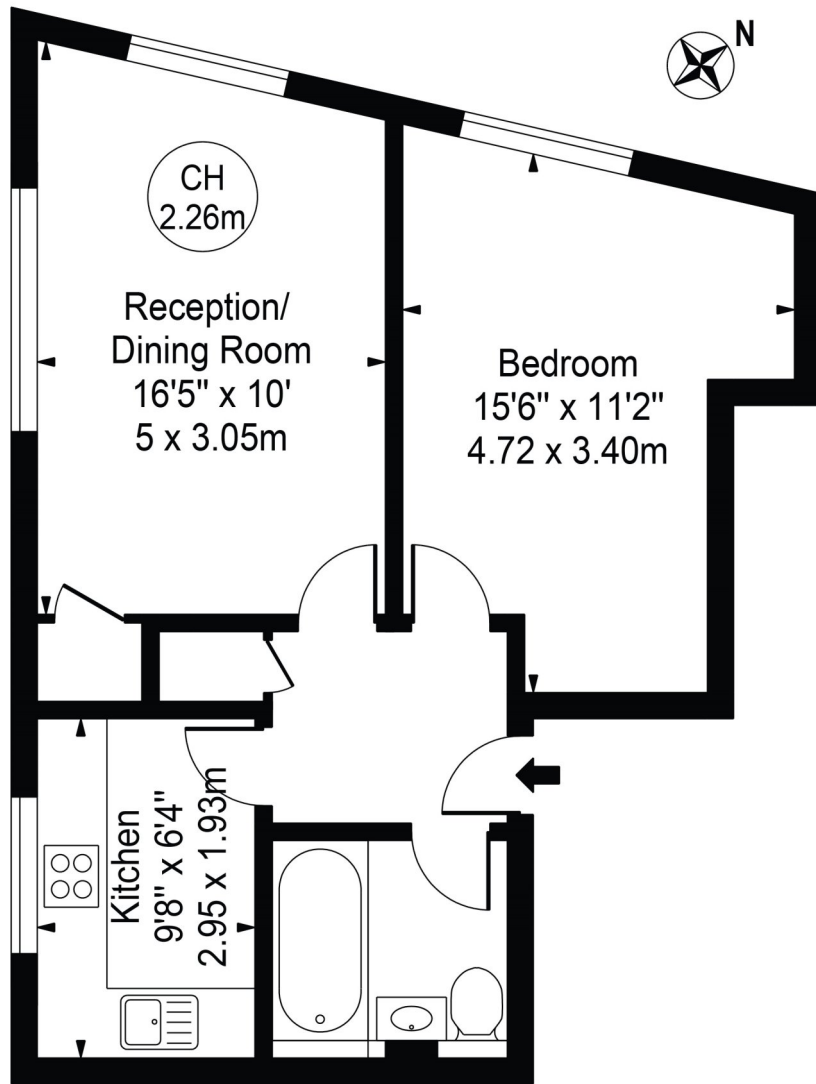
- NEWLY REFURBISHED
- MODERN
- BRIGHT
- SPACIOUS
- CLOSE TO TRANSPORT LINKS
- CLOSE TO PORTOBELLO ROAD





# Cervantes Court

Approx. Gross Internal Area 473 Sq Ft - 43.94 Sq M



## Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Deposit: £0.00**

**Council Tax Band:**

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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