



NEWTON ROAD, W2
£1,250 PER WEEK (£5,416.66 PCM) FURNISHED

**AN IMPECCABLY REDESIGNED TWO BEDROOM
APARTMENT IN A BEAUTIFUL DETACHED BUILDING, IN
THIS PEACEFUL, YET CONVENIENT SPOT**

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

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DESCRIPTION:

This impeccably redesigned two-bedroom apartment occupies the raised ground floor of a stunning, detached, period building, providing for elegant proportions throughout with excellent ceiling heights and beautiful floor to ceiling windows. To the front is spacious open plan living space over 20 feet in length with large south facing French doors on to a small balcony. The space to the rear has been perfectly designed to provide two good double bedrooms, both with excellent storage in the shape of bespoke walnut cabinetry, the master with en suite bathroom and one further shower room also. An elegant apartment thoughtfully blending contemporary touches with period detailing throughout.

Available for 6 months; Shorter let by separate negotiation.

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>

LOCATION:

Newton Road is a wonderfully peaceful street, located just behind the many shops bars and restaurants of Westbourne Grove and a short walk from the amenities and transport links of Queensway



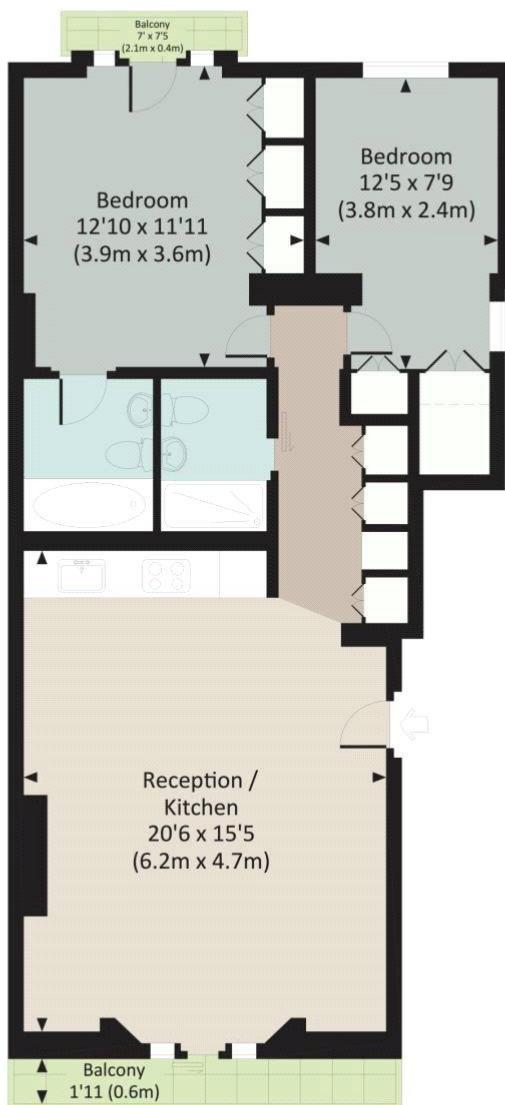


NEWTON ROAD, W2

Approx. gross internal area

711 Sq.Ft. / 66.1 Sq.M.

721 Sq.Ft. / 67.0 Sq.M. Inc. Restricted Height Area



RAISED 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. © 2015 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D	63	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D	57	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales	EU Directive 2002/91/EC		

Deposit: £7,500

Holding Deposit: £1,250

Council Tax Band: E (Westminster City)

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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