



Denbigh Road, W11

£3,500 per week (£15,166.66 PCM) *Unfurnished*

4  2  3 

A RARE OPPORTUNITY TO RENT THIS SUBSTANTIAL AND BEAUTIFULLY PRESENTED FOUR-BEDROOM 3-BATHROOM PERIOD HOUSE LAID OUT OVER 5 FLOORS, WELL SET BACK OFF ONE OF THE AREA'S MOST POPULAR LOCATIONS.



Notting Hill Lettings

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

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A rare opportunity to rent this substantial and beautifully presented four-bedroom 3-bathroom period house laid out over 5 floors, well set back off one of the area's most popular locations surrounded by all the restaurants boutiques and charm the area has to offer.

Main entrance at the raised ground level, the property comprises - spacious eat-in kitchen with high ceilings, glass gallery mezzanine level overlooking floor below with floor to ceiling glass overlooking the west facing patio garden behind. The first floor consists of stunning L shaped double reception room featuring wooden flooring and a private balcony. The second floor consists of 2 further double bedrooms and bathroom and stairs then lead up to the top floor where master bedroom boasts an en-suite bathroom, built-in wardrobes, and access to a private balcony.

Additional features include a utility room and potential of self-contained flat or guest bedroom and living room at garden level with separate entrance. The house is offered unfurnished for long let and viewings highly recommended

Denbigh Road is a charming residential street nestled in the heart of Notting Hill. Lined with elegant period townhouses and leafy trees, the road exudes classic Notting Hill character. It sits just moments from the vibrant Portobello Road Market and the boutiques and cafes of Westbourne Grove, while nearby Notting Hill Gate and Ladbroke Grove stations offer excellent transport links







## MATERIAL INFO

**Deposit:** £21,000

**Holding Deposit:** £3,500

**Council Tax Band:** H (RBKC)

**DENBIGH ROAD, W11**  
 APPROXIMATE GROSS INTERNAL AREA  
 2746 Ft<sup>2</sup> - 255.09 M<sup>2</sup>  
 (INCLUDING BOILER, STORE EXCLUDING VOID)  
 BOILER : 26 Ft<sup>2</sup> - 2.39 M<sup>2</sup>  
 STORE : 21 Ft<sup>2</sup> - 1.99 M<sup>2</sup>

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

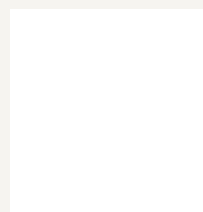
Key :  
 CH - Ceiling Height



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	61 D
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/rent/property/NHS250204>

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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