



KENSINGTON PARK GARDENS, W11

**£1,615.38 PER WEEK (£7,000.00 PER MONTH) UNFURNISHED**

**A RARE OPPORTUNITY TO RENT THIS BEAUTIFUL FLAT LOCATED ON THE TOP FLOORS OF THIS IMPRESSIVE MID END TERRACE PERIOD CONVERSION ON OF THE AREA'S MOST SOUGHT AFTER LOCATIONS**

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

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## DESCRIPTION:

A rare opportunity to rent this beautiful flat located on the top floors of this impressive mid end Terrace period conversion on one of the area's most sought after locations overlooking (and right to apply for use) of the stunning communal garden behind (charges will apply) as well as the highly sought after Ladbroke Square communal Gardens.

Entrance on the second floor, the property boasts fabulous light throughout, with double height ceiling height in the living room, wood floors, open plan fully fitted kitchen, open staircase up to a fabulous private decked terrace with stunning 360 views.

The property further consists of master bedroom with built in floor to ceiling storage, ensuite newly refurbished shower room, second smaller double bedroom with family bathroom and utility cupboard. The property further benefits from a spacious hallway and separate study area overlooking gardens behind.

The property has been refurbished to a beautiful standard and is offered unfurnished for long let and viewings highly recommended.

## LOCATION:

Kensington Park Gardens is a highly sought after, imposing, residential street running from Kensington Park Road to Ladbroke Grove, perfectly positioned a short walk from and between the boutiques, bars and restaurants of Westbourne Grove and the transport connections of Notting Hill Gate.

## Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

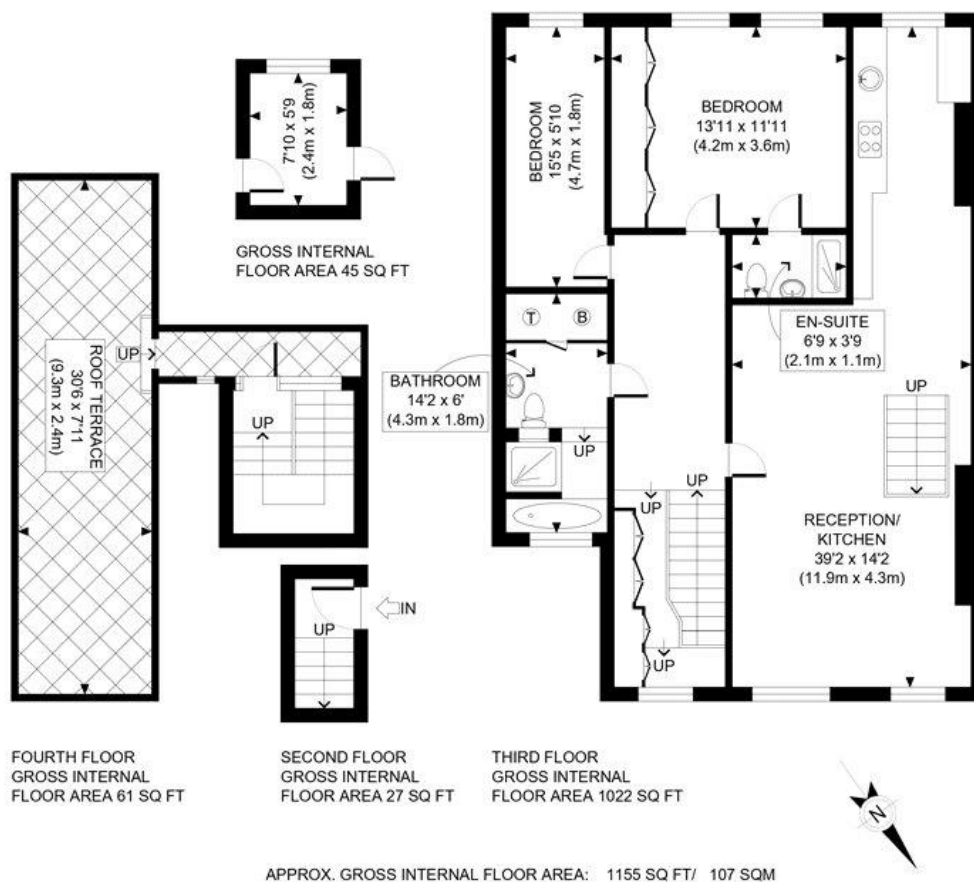
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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	63 D
21-38	F		
1-20	G		

**Deposit: £9,900**

**Holding Deposit: £1,650**

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

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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