



LEDBURY ROAD, W11  
**£675 PER WEEK (£2,925 PCM) PART FURNISHED**

**THIS EXCEPTIONALLY BRIGHT AND BEAUTIFULLY  
 DESIGNED ONE BEDROOM FLAT WITH FANTASTIC WEST  
 FACING VIEWS DOWN COLVILLE TERRACE.**

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

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## DESCRIPTION:

This exceptionally bright and beautifully designed one bedroom flat with fantastic west facing views down Colville Terrace, offering high ceilings, wood floors, fully fitted integrated open plan kitchen, double bedroom with fantastic floor to ceiling fitted cupboards and sliding glass doors into hallway. The property further comprises stunning tiled bathroom with shower over bath. Offered either furnished or part furnished viewings are highly recommended.

## Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

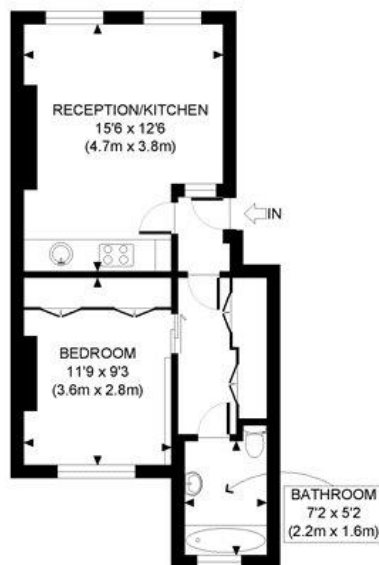
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## LOCATION:

Ledbury Road is a very popular street at the heart of Notting Hill running North from Westbourne Grove with many of the area's most fashionable boutiques, delis and restaurants a moment's walk away.





RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 408 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 408 SQ FT/ 38 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

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	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Deposit: £3,375**

**Holding Deposit: £675**

**Council Tax Band: C (Westminster)**

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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