



LADBROKE GROVE, W11  
**£995 PER WEEK (£4,311.66 PCM) FURNISHED**

A BEAUTIFULLY PROPORTIONED AND CLASSICAL TWO DOUBLE BEDROOM FLAT ON THE SECOND FLOOR OF THIS SUBSTANTIAL END HOME OF TERRACE PERIOD BUILDING WITH USE OF THE HIGHLY SOUGHT-AFTER COMMUNAL GARDENS BEHIND (CHARGES MAY APPLY).

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

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## DESCRIPTION:

A beautifully proportioned and classical two double bedroom flat on the second floor of this substantial end home of terrace period building with use of the highly sought after communal gardens behind (charges may apply).

The property benefits from a stunning living room with fantastic bay window and wonderful ceiling height and a fully fitted semi open plan kitchen.

Both double bedrooms are at the back of the property overlooking the gardens and the property further benefits from a study area off the hallway and immaculate shower room.

Offered fully furnished with all bills included for 6 months and 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>

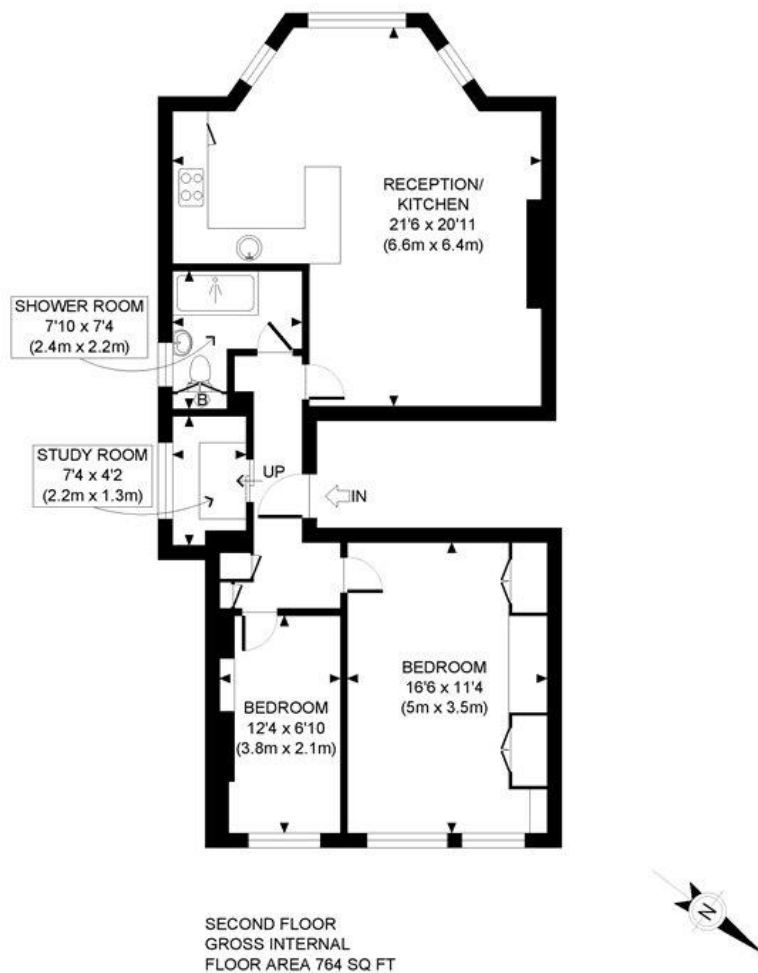
## LOCATION:

Located at the southern end of Ladbroke Grove a short walk from Notting Hill Gate tube station and Holland Park, the property benefits from the surrounding shops, restaurants, and amenities as well as transport links.









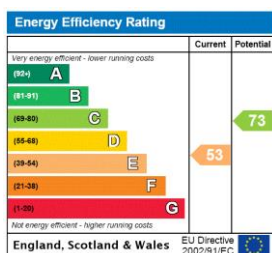
APPROX. GROSS INTERNAL FLOOR AREA: 764 SQ FT/ 71 SQM

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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.



**Deposit: £4,975**

**Holding Deposit: £995**

**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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