



STANLEY GARDENS, W11

**£895 PER WEEK (£3,878.33 PCM) UNFURNISHED**

A FANTASTIC OPPORTUNITY TO RENT THIS WONDERFULLY SPACIOUS AND LATERALLY DESIGNED 2 BEDROOM GARDEN FLAT WITH DIRECT ACCESS OUT TO THE STUNNING COMMUNAL GARDENS BEHIND IN THIS IMPRESSIVE STUCCO FRONTED BUILDING LOCATED ON ONE OF THE AREAS MOST SOUGHT AFTER LOCATIONS.

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## DESCRIPTION:

The property comprises private entrance, spacious hallway with wood floors and fantastic living room/dining room with fire place. The property further comprises master bedroom with ensuite shower room, separate utility/storage room with door leading directly out to the communal gardens (garden charges may apply) To the front of the property is a fully fitted kitchen and vaulted second bedroom/study. The property is offered unfurnished and viewing highly recommended.

## Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

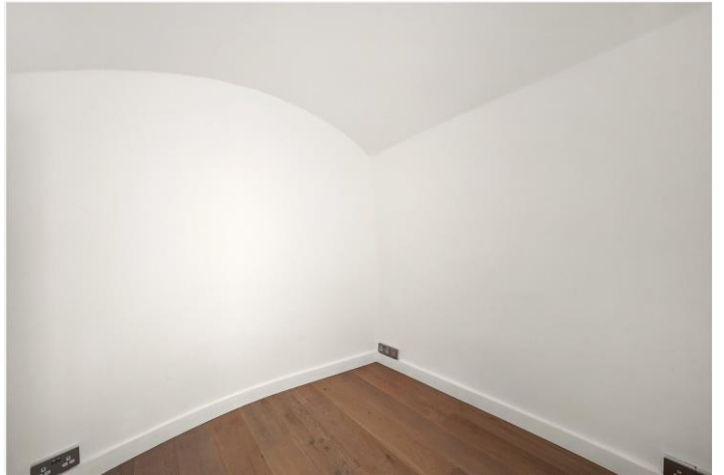
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

## LOCATION:

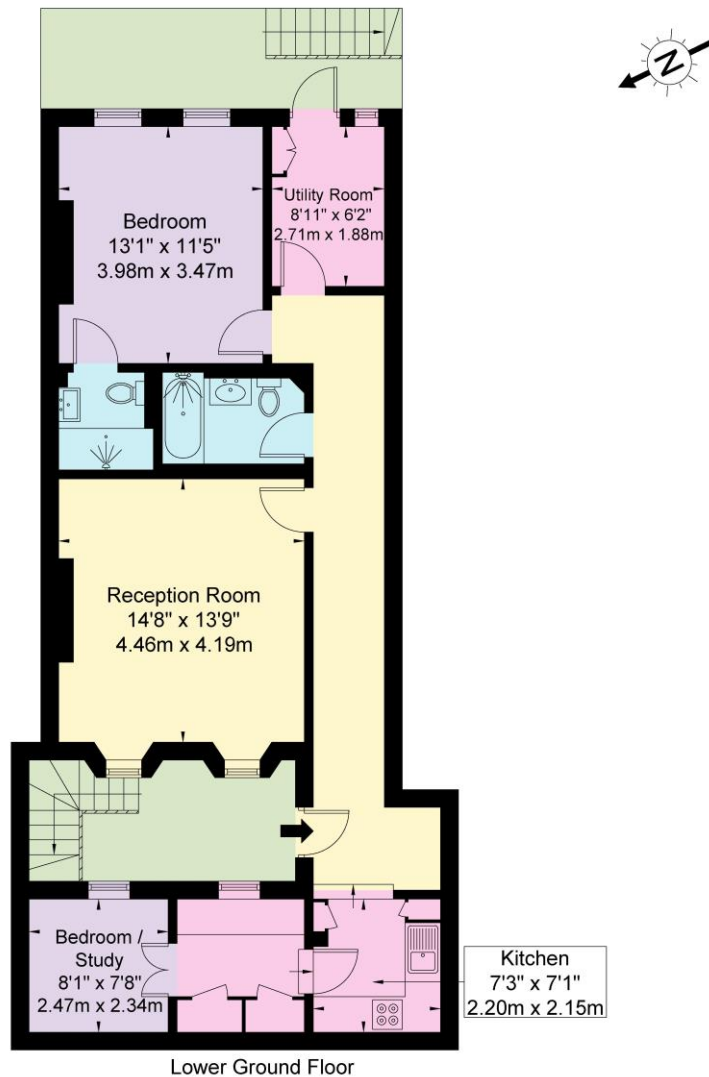
Stanley Gardens is a prime address in Notting Hill which is lined with impressive stucco fronted buildings. It lies between Kensington Park Road and Ladbroke Grove, a stone's throw from the restaurants and boutiques of Westbourne Grove and an easy walk from the Central Line at Notting Hill Gate.





# Stanley Gardens W11 2ND

Approx Gross Internal Area = 77.9 sq m / 838 sq ft



Lower Ground Floor

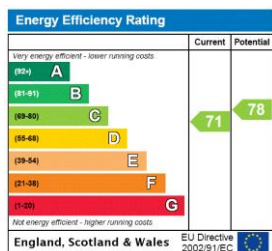
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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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: £4,475**

**Holding Deposit: £895**

**Council Tax Band: F (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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