



LEDBURY ROAD, W11

£650 PER WEEK (£2,816.66 PCM) UNFURNISHED

A STUNNING AND BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT ON THE FIRST FLOOR OF THIS CORNER BUILDING, BOASTING FANTASTIC LIGHT AND IS REFURBISHED TO THE HIGHEST OF STANDARDS THROUGHOUT.

Notting Hill Lettings | 0207 727 3227

178 Westbourne Grove, London, W11 2RH

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](https://www.winkworth.co.uk)

Winkworth

for every step...



DESCRIPTION:

A stunning and beautifully presented one bedroom apartment on the first floor of this corner building, boasting fantastic light and is refurbished to the highest of standards throughout. The property comprises; hallway, stunning living room with high ceilings, wood floors throughout, semi open plan, fully integrated kitchen with marble work top, large double bedroom with built in storage and immaculate bathroom with shower over bath.

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>

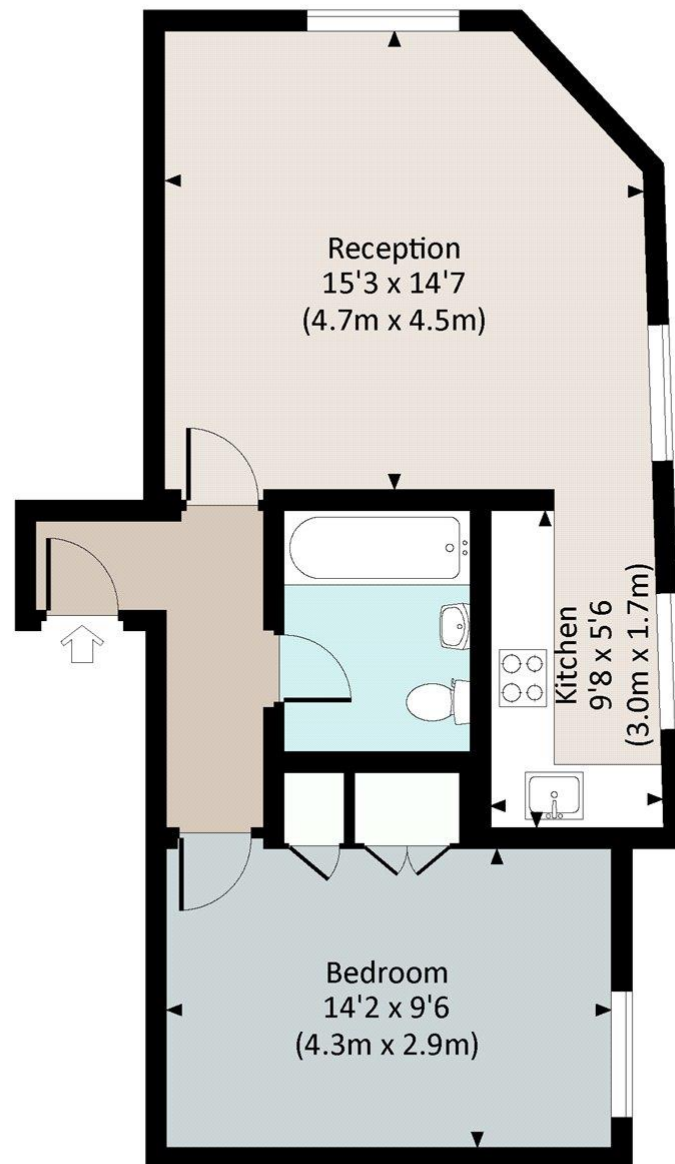
LOCATION:

Ledbury Road is a popular street running north from Westbourne Grove with some of London's most fashionable boutiques and delis just a short stroll away.



LEDBURY MANSIONS, LEDBURY ROAD, W11

Approx. gross internal area
539 Sq Ft. / 50.1 Sq M.



FIRST FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7610 9933

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	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Deposit: £3,250

Holding Deposit: £650

Council Tax Band: D (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.

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

178 Westbourne Grove, London, W11 2RH

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.