



Ledbury Road, W11

£1,200 per week (£5,200.00 PCM) *Part Furnished*



A WONDERFULLY BRIGHT, AIRY AND INCREDIBLY SPACIOUS TOP FLOOR TWO DOUBLE BEDROOM, TWO BATHROOM FLAT IN THE HEART OF NOTTING HILL WITH FANTASTIC ENTERTAINING SPACE AND A PRIVATE WEST FACING BALCONY.



Notting Hill Lettings

0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)

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The property comprises third floor entrance, spacious living room, separate fully fitted kitchen, master bedroom with fantastic storage and en-suite shower room. French doors then lead out to a West facing balcony. The property further benefits from a second very large double bedroom also with ample storage and second bathroom with bath and overhead shower. The property is offered part furnished or unfurnished and viewings highly recommended.

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.

**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>





#### MATERIAL INFO

**Deposit:** £7,200

**Holding Deposit:** £1,200


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

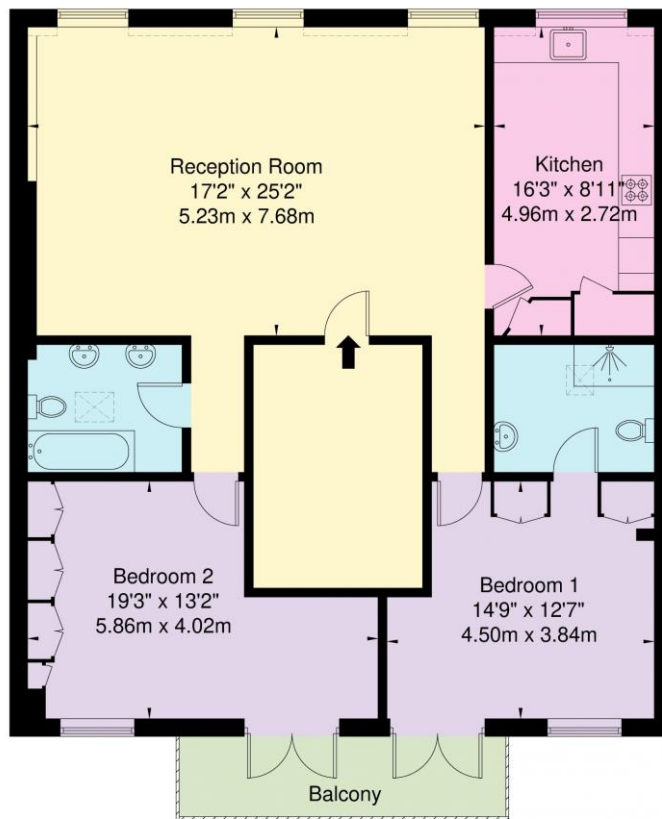


# Ledbury Road W11 2AG

Approx. Gross Internal Area = 122.9 sq m / 1322 sq ft



 = Reduced headroom below 1.5m / 5'0"



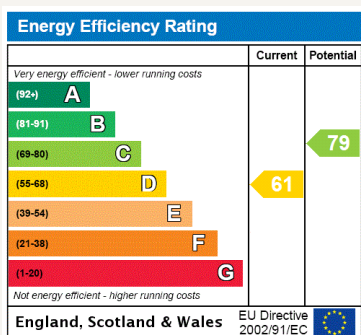
Third Floor

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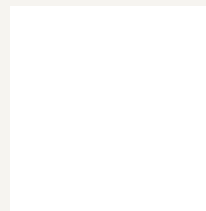
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PLAN**

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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<https://www.winkworth.co.uk/rent/property/NHS210218>

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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