



WESTBOURNE GROVE, W2
£600 PER WEEK (£2,600.00 PCM) FURNISHED

**A LOVELY BRIGHT TOP FLOOR TWO-BEDROOM FLAT ON
 THE HIGHLY SOUGHT AFTER WESTBOURNE GROVE**

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

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DESCRIPTION:

A lovely bright top floor two-bedroom flat on the highly sought after Westbourne Grove.

The flat comprises; Bright and airy living room - with separate fully fitted kitchen with south facing window- Spacious double bedroom located to the back of the property with a lovely bright bathroom and second bedroom/study leading off the living room.

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:

Westbourne Grove runs through the heart of Notting Hill with many of the area's most fashionable boutiques and restaurants lined up along it and within easy walking distance of the transport links of Notting Hill Gate.





THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 516 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 516 SQ FT/ 47 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		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Deposit: £3,000

Holding Deposit: £600

Council Tax Band: D (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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