



Ledbury Road, W11

£2,000 per week (£8,666.66 PCM) *Furnished*

3  1  2 

KEY FEATURES

A beautifully presented and immaculate in condition, upper maisonette laid out over the top three floors of this pretty mid terrace period conversion with west facing balcony looking down Colville Terrace opposite.

- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Maisonette
- Balcony
- Period



Notting Hill Lettings

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A beautifully presented and immaculate in condition, upper maisonette laid out over the top three floors of this pretty mid terrace period conversion with west facing balcony looking down Colville Terrace opposite.

Ground floor entrance, stairs lead to the half landing, with stained glass windows leading up to the first floor and into this beautiful open plan living room with parquet flooring, Eggersmann kitchen and dining area fantastic ceiling height and pretty floor to ceiling windows leading out to the west facing balcony. Second floor is entirely made up of this wonderfully proportioned master bedroom with bespoke wardrobes and ensuite Lusso Stone bathroom with freestanding bath, separate shower enclosure, twin sink and underfloor heating. The third floor consists of two further bedrooms and two shower rooms, one ensuite, all three bedrooms have separate air-conditioning. Both the property and the building have been refurbished to the highest of standards and viewings highly recommended.

Ledbury Road is a very popular street at the heart of Notting Hill running North from Westbourne Grove with many of the area's most fashionable boutiques, delis and restaurants a moment's walk away.





MATERIAL INFO

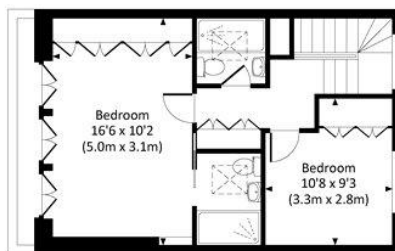
Deposit: £12,000

Holding Deposit: £2,000

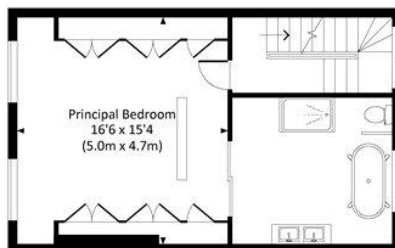
Council Tax Band: F (Westminster)

LEDBURY ROAD, W11

Approx. gross internal area
1612 Sq Ft. / 149.8 Sq M.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

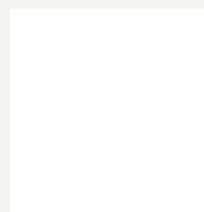


RAISED GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.rayco.london - +44 7793 974 209

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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<https://www.winkworth.co.uk/rent/property/NHL250007>

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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