



WESTBOURNE GROVE, NOTTING HILL, W11

£1,100 per week*

Carter Jonas

WESTBOURNE GROVE, W11

A contemporary ground & lower ground two bedroom duplex of c.1000 sq ft tucked away quietly and accessed from Westbourne Grove flanked by Laduree and Daylesford Organic. Thanks to the unique design it is light and bright and open-plan making a comfortable Notting Hill base. A perfect blank canvas to furnish and make your own. EPC rating: C

Positioned centrally on Westbourne Grove, this is a rare opportunity to enjoy the eclectic mix of cafes, boutiques and culture of the area including Notting Hill Gate, Portobello Road and benefit from the regeneration of Queensway and beyond.

Reception, kitchen, utility room, 2 bedrooms, bathroom, private patio. Unfurnished.

n.b. photos are as flat is currently presented by the Tenant.

Holding deposit is 1 week's rent

Security deposit is 6 week's rent

Royal Borough of Kensington & Chelsea

Council tax band - E

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

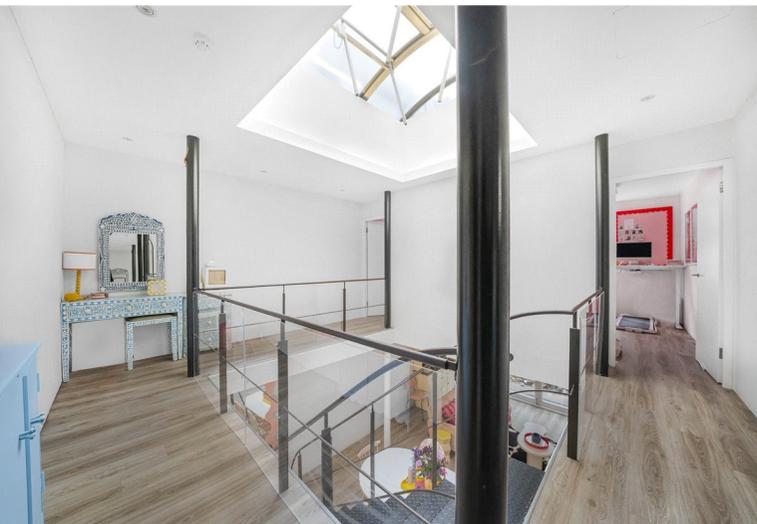
For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	71
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

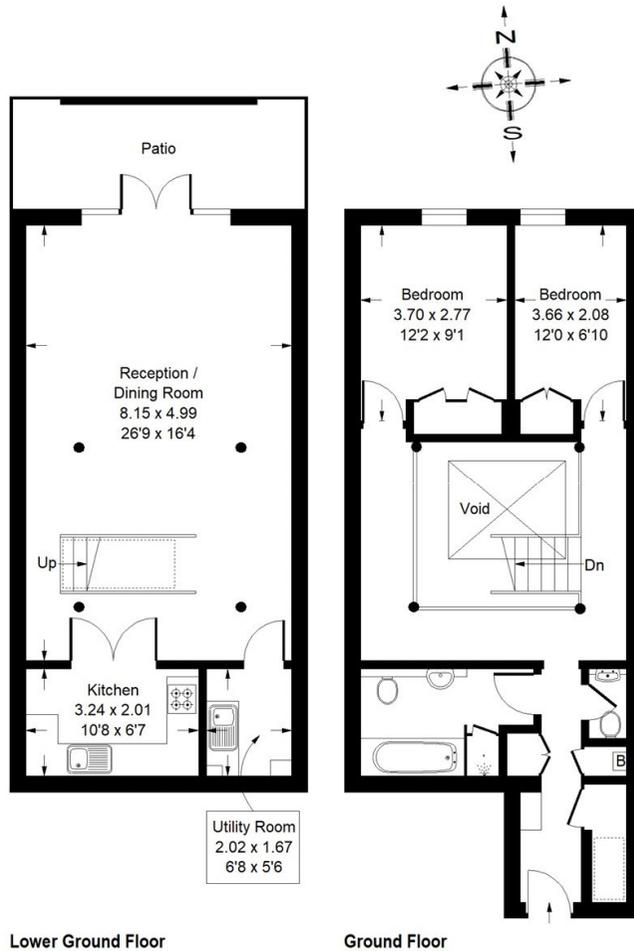
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer
Viewing	Strictly by appointment
Local Authority	Royal Borough of Kensington & Chelsea - Council Tax Band E
Closest tube	Notting Hill Gate (Central, Circle & District lines)



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Approx. Gross Internal Area = 99.4 sq m / 1070 sq ft
(Excluding Void)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.



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Classification L2 - Business Data

IMPORTANT INFORMATION

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