

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Pembridge Place, London, W2 4XB

Fantastic Four Bedroom Maisonette

Prime Location

Available January

£7,345 PCM

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

Located in one of the premium roads in Notting Hill this hidden gem is set behind a gated driveway shared with a Church.

This enormous apartment enjoys all the features of a large family house with its own ground floor entrance, spacious landings, private roof terrace and extensive storage.

The accommodation extends to 1895 square feet and retains a wealth of original features.

On the first floor you will find a large living room with double aspect, beamed ceiling and feature fireplace, dining room, fitted kitchen and utility room with door to roof terrace. On the second floor you will find a family bathroom, four bedrooms and an en-suite shower room. Other benefits include gas central heating

The property is located in the heart of Notting Hill with easy access to Notting Hill Gate and the vast array of shops, bars and restaurants.

Offered unfurnished and available now

Noise restrictions will apply to this tenancy.

Council Tax Band: H

EPC Rating: E

Fees:

Information for Tenants: Properties in England

Relevant letting fees and tenant protection information

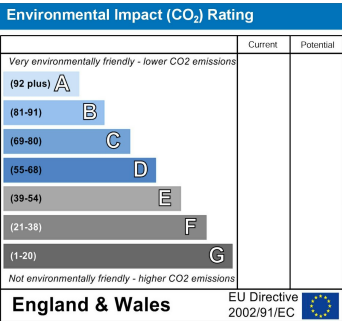
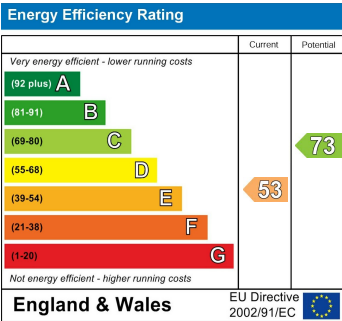
In addition to paying rent for the property, you may also be required to make the following permitted payments:

Before the tenancy starts:

- Holding Deposit: 1 week’s rent or £150
- Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

During the tenancy:

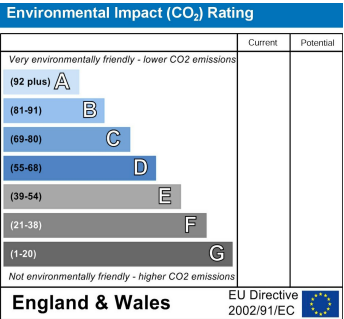
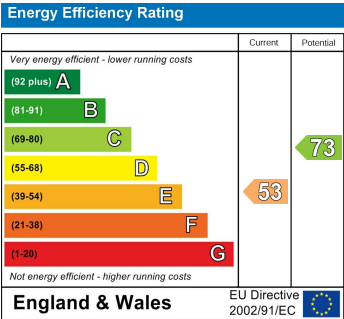
- Payments to other third parties: such as Council Tax, utilities or payments for communications services;
- Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and
- Tenancy Transaction Charges: such as requests to vary or assign the tenancy.



Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Tenant Protection

Stapleton Long is a member of the Royal Institution of Chartered Surveyors (RICS) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent’s website or by contacting the agent directly.



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— Ground Floor

— First Floor

— Second Floor

GROSS INTERNAL AREA (GIA)
 The footprint of the property
 176.09 sqm / 1895.42 sqft

NET INTERNAL AREA (NIA)
 Excludes walls, structural features
 Includes balconies, external roof height
 157.30 sqm / 1693.36 sqft

EXTERNAL STRUCTURAL FEATURES
 Balconies, external roof height
 1.16 sqm / 12.49 sqft

RESTRICTED HEAD HEIGHT
 Limited head area under 2.0m
 0.81 sqm / 8.72 sqft



Spec verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PLAN 00 0000000000 100.00 sqm / 1076.39 sqft
 PLAN 01 0000000000 100.00 sqm / 1076.39 sqft

*Excluded from measurements

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