

**BATTERSEA & NINE ELMS
ESTATES**

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15 Wheatstone Gardens Notting Hill

£865 Per Week

A well-presented two bedroom apartment available to rent unfurnished. This attractive home has been thoughtfully designed to maximise natural light and space throughout. The apartment features a contemporary open-plan living area with a fully integrated kitchen fitted with high-specification appliances, and bespoke built-in storage seamlessly incorporated into the design.

The two double bedrooms are fitted with built in wardrobes, and the sleek bathroom is finished to a high standard. The property further benefits from a private balcony. Parking is available by separate negotiation.

Ideally located in the heart of Notting Hill, Wheatstone Gardens is a modern residential development set moments from the vibrant Portobello Road. Residents benefit from excellent transport connections, with Ladbroke Grove and Westbourne Park stations within easy reach, as well as an array of local cafés, shops and green spaces nearby. This apartment offers an excellent base from which to enjoy West London living.

Council Tax Band: E – Kensington & Chelsea

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access

Holding Deposit: £865 1 week's rent (subject to agreed offer)

Electricity supply – Mains | Cold water supply – Mains | Sewerage – Mains | Hot water & heating – Communal | Internet: FTTP | Parking is available by separate negotiation

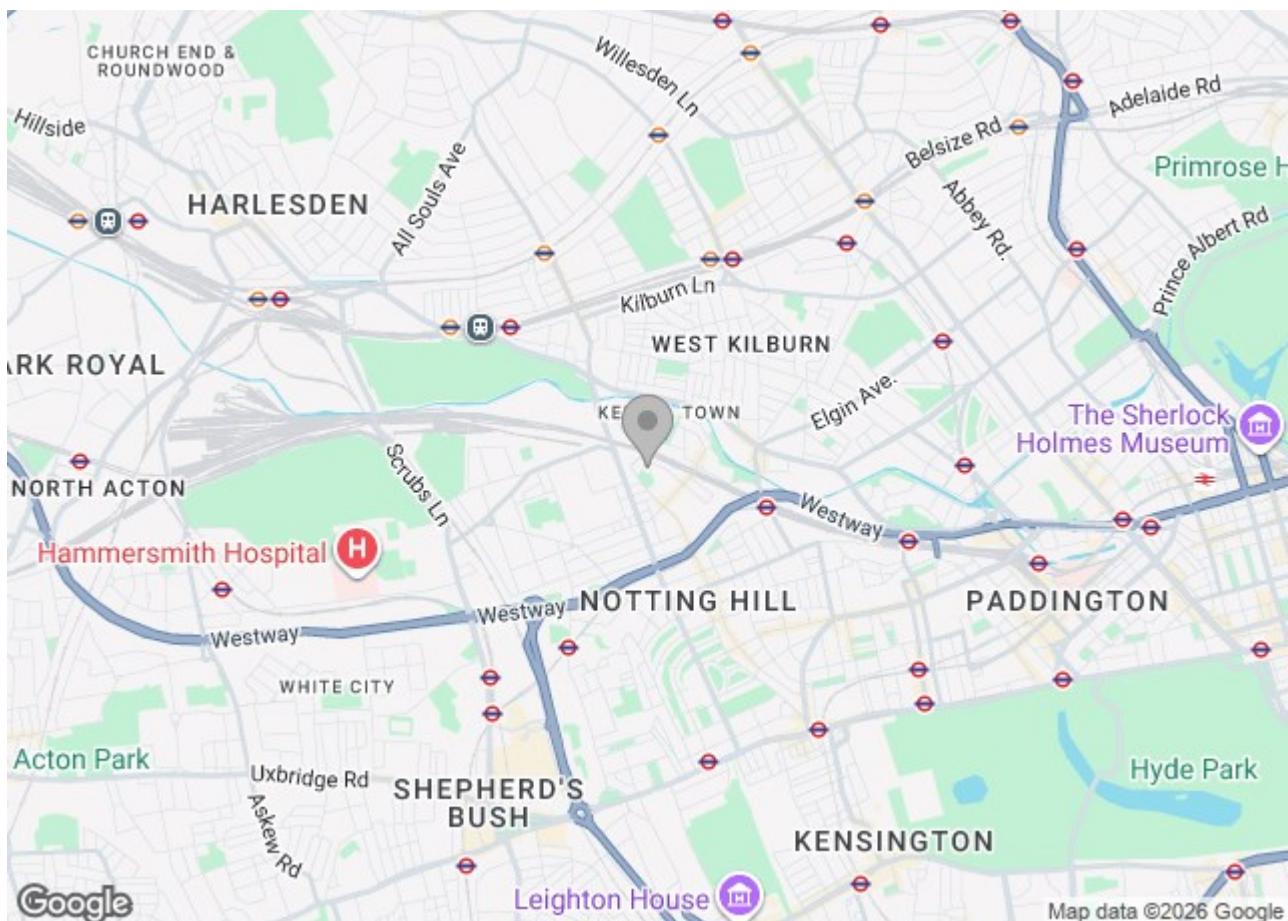
To check broadband and mobile phone coverage please visit Ofcom.

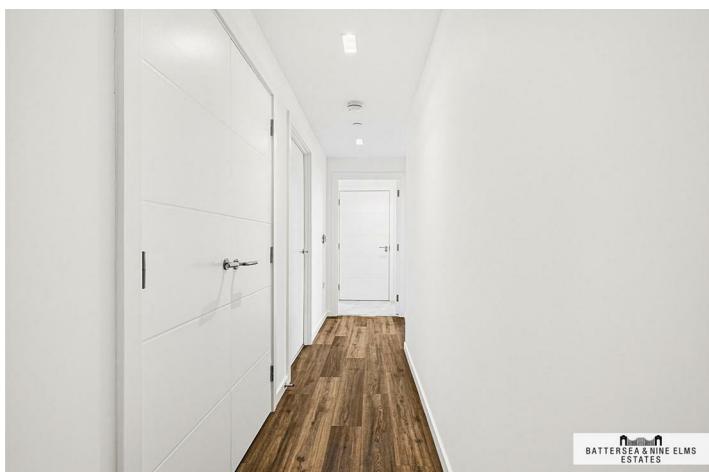
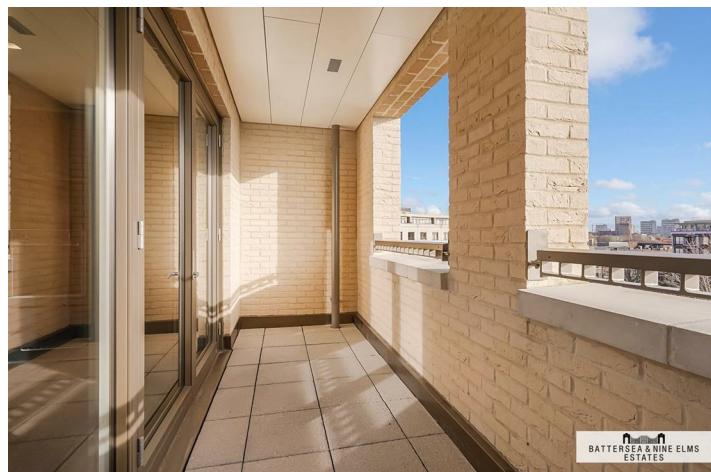
To check planning permission please visit the Royal Borough of Kensington and Chelsea Planning Portal.

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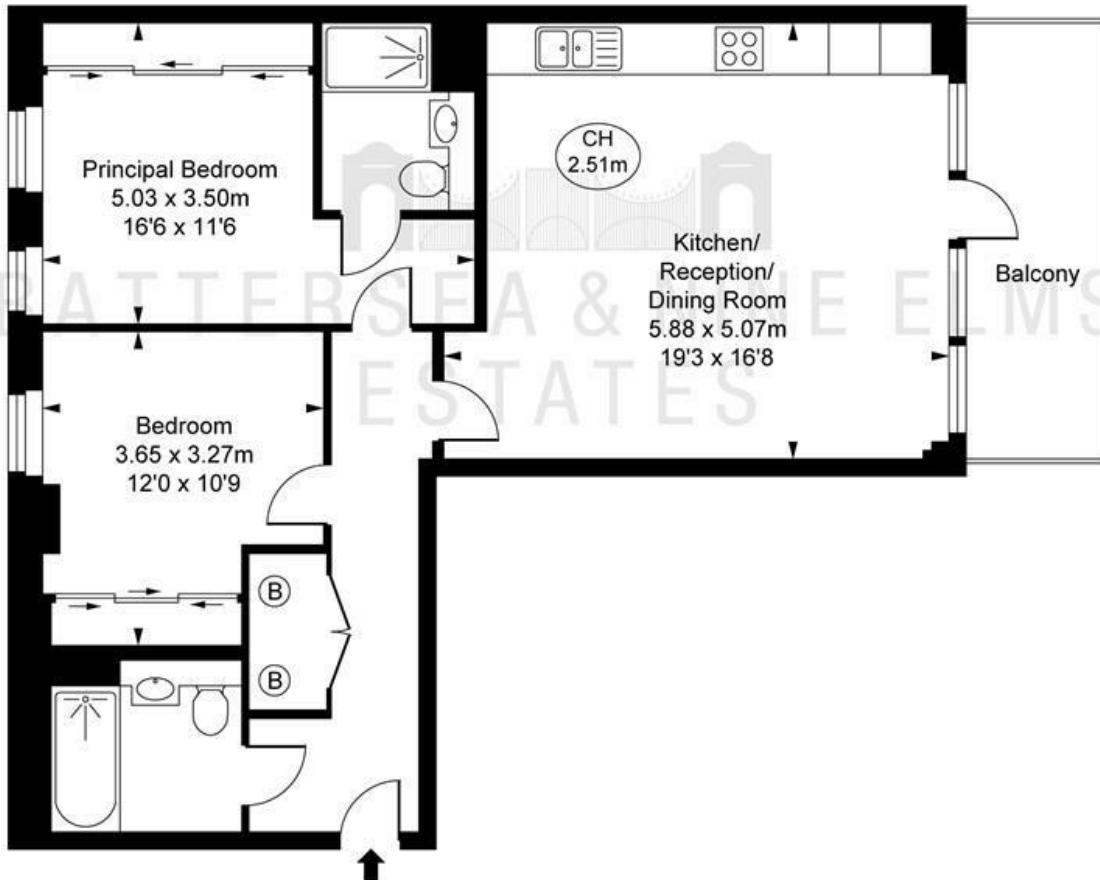


- Two double bedrooms
- Two bathrooms (one ensuite)
- Open plan kitchen/living area
- Private balcony





**Wheatstone Gardens,
Notting Hill, W10**
Approximate Gross Internal Area
72.34 sq m / 779 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		