

## ALDRIDGE ROAD VILLAS, LONDON, W11

### 2 BED APARTMENT

£2,750 PCM

This fantastic two bedroom flat is well arranged on the second floor of this beautiful period conversion and benefits from bright rooms throughout.

The property also comprises of a spacious reception room leading to an open plan kitchen, master bedroom, second bedroom with fitted wardrobes and a modern tiled bathroom with underfloor heating.

Aldridge Road Villas is ideally positioned for the restaurants, shops and bistros along Holland Park Avenue as well as offering easy access into High Street Kensington, Westfield shopping centre and Notting Hill.

**Hemmingfords**

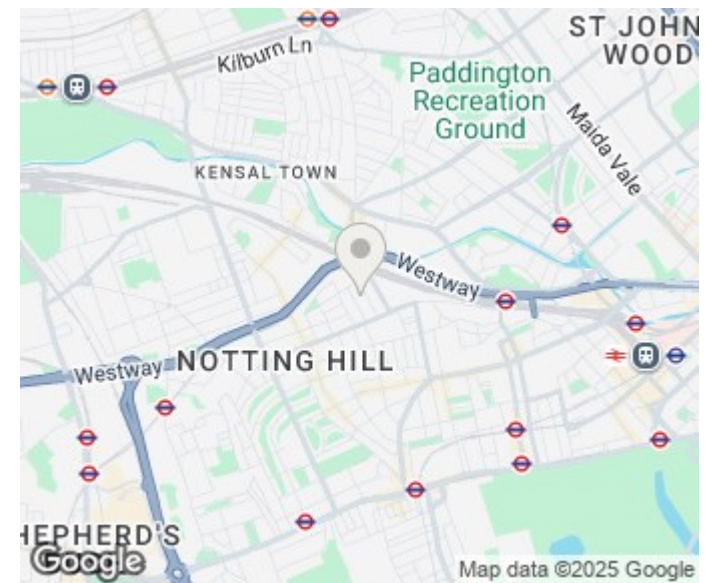
# ALDRIDGE ROAD VILLAS, W11

Approx. gross internal area  
496 Sq Ft. / 46.1 Sq M.



SECOND FLOOR

All measurements have been made in accordance with RPS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, drawing does not constitute a contract for sale. For any reference to RPS measurements, © 2019 rps-measurements.com 010 1000 9000



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      | 78        |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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