



**CALLCOTT STREET LONDON W11**  
*£1,900 PER WEEK AVAILABLE 01/08/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Callcott Street London W11

**£1,900 Per Week**  
**Unfurnished**

 **3 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

- Three Bedrooms, - Two Bathrooms, -  
Roof Terrace, - Recently refurbished, -  
Eat-in Kitchen, - Unfurnished

## Council Tax

Council Tax Band H

## Hamptons

8 Hornton Street  
Kensington, London, W8 4NW  
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KensingtonLettings@hamptons.co.uk  
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# { A LOVELY THREE BEDROOM HOUSE WITH TERRACE IN HILLGATE VILLAGE

## The Property

A recently refurbished three bedroom house, well located in the exquisite Hillgate Village between Notting Hill and Kensington High Street. The house is set over three floors and is entered on the raised ground floor offering a modern fully fitted kitchen with space for dining, spacious bathroom and bedroom. The top floor is fully occupied by a large bright reception room with fire place and patio doors out to a wonderful private decked roof terrace. The lower floor offers two further bedrooms, with the principal bedroom benefiting from a dressing room and en-suite bathroom. The house has been refurbished in a contemporary style to a very high standard and the bedrooms now all have wood flooring. Offered unfurnished.

## Location

Callcott Street is situated in the popular Hillgate Village area just south of Notting Hill Gate, with excellent access to the Central, District and Circle lines and the shops and restaurants of Notting Hill and Kensington Church Street. Schools close by including the popular Fox school.



# CALLCOTT STREET



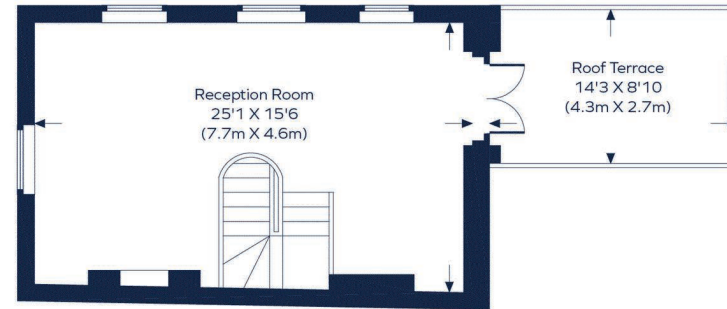
Approximate Gross Internal Area (Excluding Eaves / Reduced Headroom)

Lower Ground Floor = 587 sq. ft. (54.5 sq. m.)

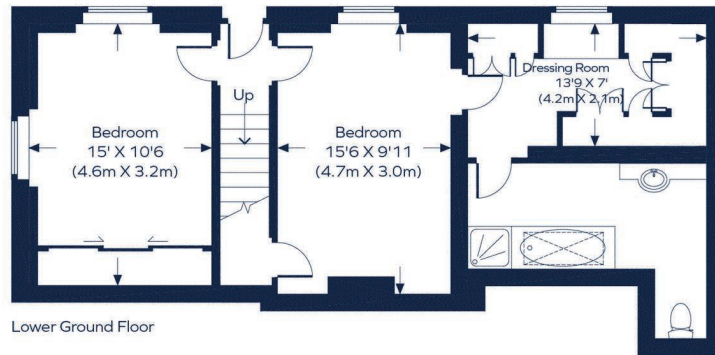
Raised Ground Floor = 526 sq. ft. (48.8 sq. m.)

First Floor = 383 sq. ft. (35.58 sq. m.)

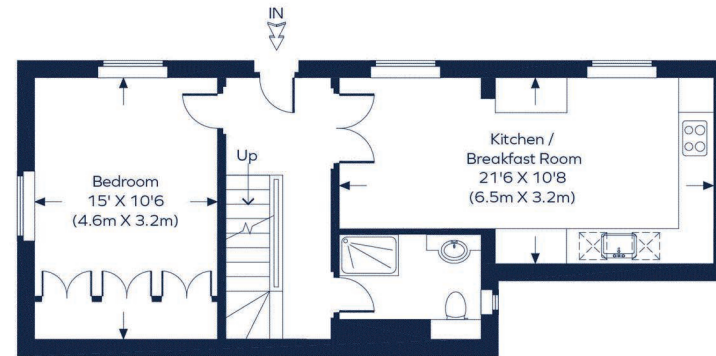
Total = 1496 sq. ft. (139.0 sq. m.)



First Floor



Lower Ground Floor



Raised Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
ID 863885

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

