



Stanley Crescent London W11

£1,400 per week - Available 17/08/2015

HAMPTONS
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Beyond your expectations

Wonderful three bedroom split level apartment located on a prime street in Notting Hill.

Three bedrooms | Master En suite | Family Bathroom | Seperate WC | Lovely Wood Floors | Separate Kitchen | Over Looking Communal Gardens.

Description

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment. Rarely available and superb three bedroom split level apartment within a handsome period conversion. The property benefits from a impressive reception boasting high ceilings, original fireplace and a large mezzanine area also overlooking the stunning communal gardens. The property has recently been refurbished to include new solid wood floors to the majority of the apartment. This wonderful apartment sits on the first and second floors of a stunning stucco fronted villa and located on a prime residential street within the very heart of Notting Hill. The property offers plenty of character offering incredible high ceilings, wood floors, large sash windows and access to the communal gardens.

The property is available unfurnished from August 2015.

Situation

Stanley Crescent sits in the very heart of Notting Hill and is ideally situated for Westbourne Grove and Portobello Market with their wonderful array of vibrant shops, cafes and restaurants and a short walks brings you to the calming green open spaces of Kensington Gardens and Hyde Park. Excellent transport links are also on the doorstep with an abundance of bus routes and direct links to the City via Notting Hill Gate underground station (Circle/ District & Central lines).

Furnishing

Unfurnished



Communal Gardens



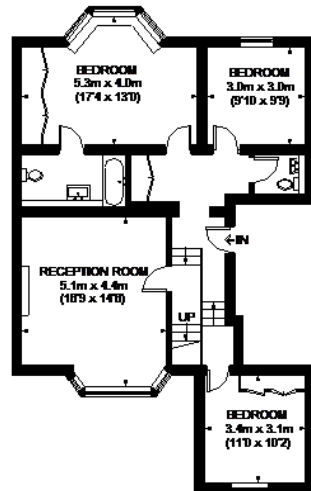
Hamptons Notting Hill Lettings

301 Westbourne Grove, Notting Hill
London W11 2QA

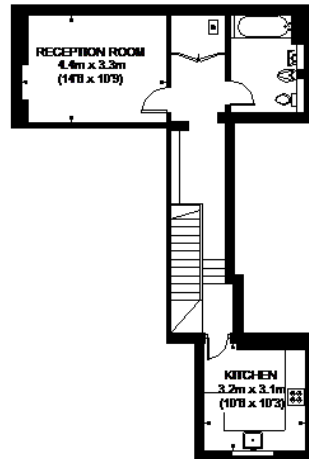
Tel: 020 7034 0405 - nottinghilllettings@hamptons-int.com

www.hamptons.co.uk

Floorplan



FIRST FLOOR



SECOND FLOOR

STANLEY CRESCENT



APPROXIMATE GROSS INTERNAL AREA
FIRST FLOOR = 931 SQ. FT. (86.5 SQ. M.)
SECOND FLOOR = 633 SQ. FT. (49.5 SQ. M.)
TOTAL = 1464 SQ. FT. (136 SQ. M.)

This plan is for legend 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 component fittings before making any decisions without upon them. Please be advised that Hampton International / our agents have not seen or reviewed any building regulations or planning permissions in relation to works covered and to the property (0114222222).

Energy Performance Certificate (EPC)

Energy Performance Certificate



Dwelling type: Mid-floor flat
Date of assessment: 13 April 2012
Date of certificate: 16 April 2012
Type of assessment: RdSAP, existing dwelling
Total floor area: 132 m²

Use this document to:

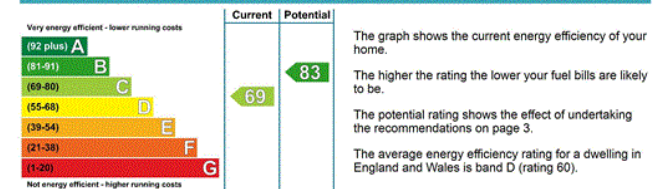
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,592
Over 3 years you could save	£ 1,134

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 198 over 3 years	You could save £ 1,134 over 3 years
Heating	£ 1,845 over 3 years	£ 918 over 3 years	
Hot Water	£ 396 over 3 years	£ 342 over 3 years	
Totals	£ 2,592	£ 1,458	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 567	✓
2 Draught proofing	£80 - £120	£ 75	✓
3 Low energy lighting for all fixed outlets	£40	£ 132	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and 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 vendor unless specifically itemised with these particulars.

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