



**WHELAN ROAD LONDON W3, EPC B**  
**£2,775 PER MONTH** AVAILABLE NOW




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Whelan Road London W3, EPC B

**£2,775 Per Month**  
**Furnished**

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

## Features

- Penthouse, - Split level, - Balcony, -  
Parking, - Views stretching to central  
London, - Furnished, - Available March, -  
Lift access, - EPC B, - Council Tax Band E

## Council Tax

Council tax band not specified

## Hamptons

Ealing Lettings 20 The Mall  
London, W5 2PJ  
0208 567 9647  
ealinglettings@hamptons.co.uk  
www.hamptons.co.uk

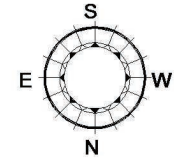
# { SPLIT LEVEL PENTHOUSE APARTMENT; EPC B; COUNCIL TAX BAND E;

## The Property

This stunning apartment has the largest outside space in the block and is available for tenants to move in March. The interior has been designed adding touches of luxury and class with high quality furnishings. Split over level 7 & 8 of the building (lift access) the views extend to central London and the apartment is full of light throughout. The welcoming entrance hallway is spacious and includes a storage cupboard, utility room and WC. The modern fully fitted kitchen flows round to the living/dining area with doors leading to the first, wrap around balcony. Upstairs houses the main bedroom with en-suite, second double bedroom and family bathroom. Both bedrooms have patio doors leading to the second balcony. Allocated parking space is included along with bike storage and access to the communal grounds. Council tax band is E.

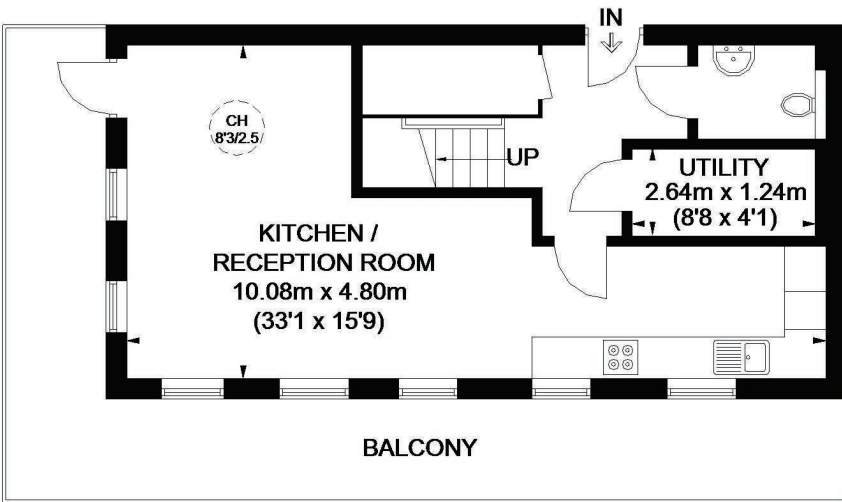


# HOPKINS COURT

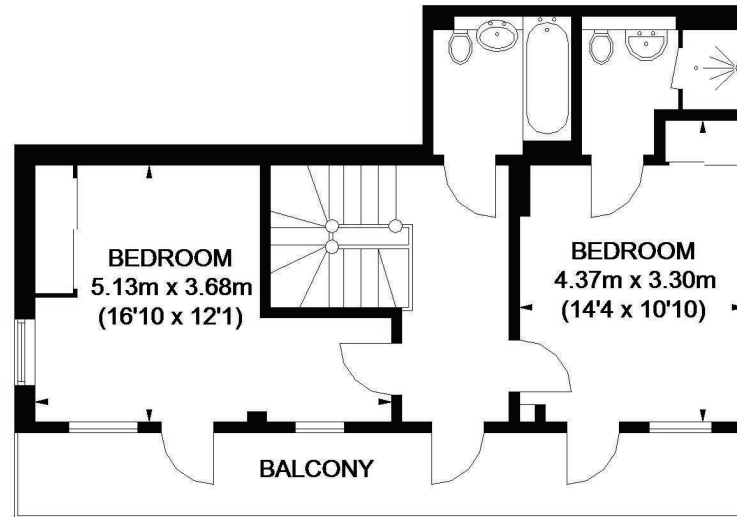


APPROXIMATE GROSS INTERNAL AREA  
 SEVENTH FLOOR = 524 SQ. FT. (48.7 SQ. M.)  
 EIGHTH FLOOR = 512 SQ. FT. (47.6 SQ. M.)  
 TOTAL = 1036 SQ. FT. (96.3 SQ. M.)

 = CEILING HEIGHT



**SEVENTH FLOOR**



**EIGHTH FLOOR**

**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.

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. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID502057)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-150	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
		83	83
England & Wales		EU Directive 2002/91/EC	

