



Chepstow Road  
Notting Hill, W2

CHESTERTONS









Chestertons are proud to present this stunning, brand new renovated two bedroom apartment finished to an exceptional standard throughout, available to rent on Chepstow Road, W2.

The apartment benefits from having its own private entrance. It has a large open plan reception room and kitchen. The Kitchen is sleek and fully integrated, complete with a full sized smart oven combi-microwave with optional wifi control, a Quooker Tap with built in kettle and cold filtered water, a tall fridge/freezer, a dishwasher and a washer/dryer machine. When entering the flat you are greeted by a calming cloakroom area with built-in seating and mood lighting.

Sleeping accommodation consists of two double bedrooms. The principle bedroom has its own en suite and a bright dressing area with a sky light. Both bedrooms benefit from direct access to the private garden patio through large French doors.

The main bathroom and en suite both have spacious walk in showers, built-in demisting mirrors, heated towel rails and thoughtful lighting.

The apartment is a 'smart home' complete with a sophisticated alarm system, smart underfloor heating and smart lighting. All the above can be configured at home or remotely using a smart phone. The alarm system has sensors throughout providing full house and perimeter settings. The apartment includes a 2-way Ring video doorbell that can be answered from anywhere. The underfloor heating system runs throughout the apartment with each room containing individual thermostats allowing them to be adjusted separately. The heated towel rails in the bathroom and ensuite are part of the same smart heating system. They can also be controlled separately from both the flat and remotely by smartphone. The lighting throughout the apartment can be adjusted from anywhere to meet desires, whether that be temperature, brightness, or configuration, and can even be timed. The apartment is also networked throughout with tv and internet distribution in every room.

Chepstow Road is in the very heart of Notting Hill, a moment's walk from Westbourne Grove and all of the local shops, restaurants and cafes. Equally short distance are Westbourne Park, Royal Oak and Notting Hill Gate underground tube stations and bus route options.

- Completely refurbished throughout
- Two bedrooms
- Two bathrooms
- Modern and sleek finish
- Private entrance and patio

### £4,000 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		
Energy efficiency class	Current	Potential
92-100 A		
81-91 B		
69-80 C	71	78
55-68 D		
49-54 E		
45-48 F		
35-44 G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Minimum Term:** 12 months  
**Deposit Required:** Six weeks rent  
**Local Authority:** City Of Westminster Council  
**Council Tax Band:** C  
**EPC Rating:** C  
**Part Furnished**

### Chestertons Notting Hill Lettings

30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

[lettings.nottinghill@chestertons.co.uk](mailto:lettings.nottinghill@chestertons.co.uk)  
 02030408588

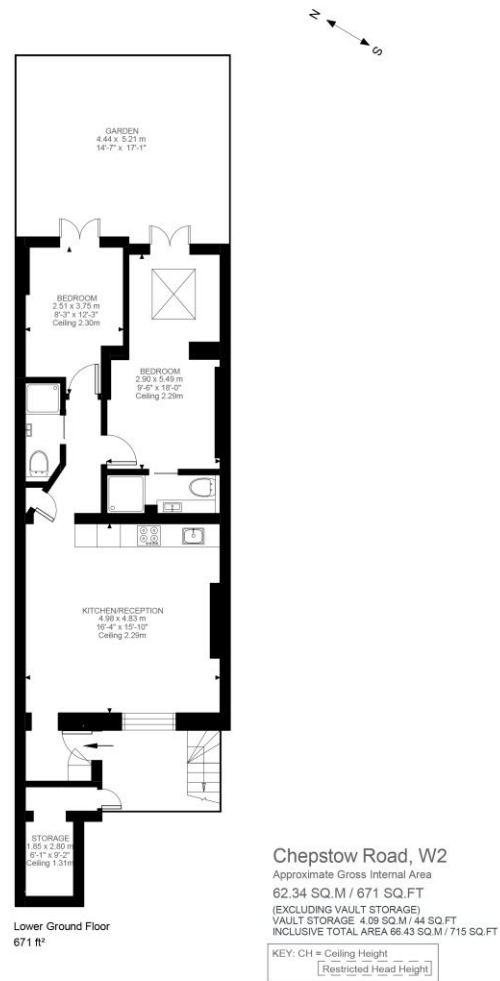


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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