



Connaught House  
21-23 Garway Road, Notting Hill W2

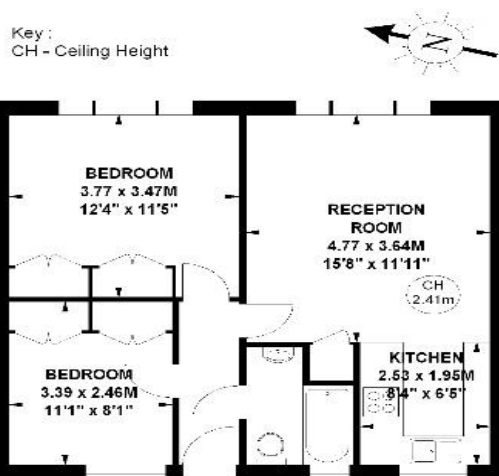




## Connaught House, W2

Approximate gross internal area

52.49 sq m / 565 sq ft



### Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Centrally located is this generous two double bedroom apartment in Notting Hill. Situated on the second floor of a purpose built block, moments from Westbourne Grove and within half a mile of Queensway and Bayswater Tube stations.

The apartment was recently decorated and boasts wooden floors throughout and a modern kitchen. Comprising an entrance hallway, two double bedrooms with built in cupboards, shower and open plan kitchen and reception.

- Two Double Bedroom
- Second Floor
- Wooden Floors
- 0.5 miles from Bayswater and Queensway Tube Stations

**£2,700 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](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	80	82
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

**Minimum Term:** 12 months  
**Deposit Required:** Five weeks  
**Local Authority:** City of Westminster  
**Council Tax Band:** E  
**EPC Rating:** C  
**Furnished**

**Chestertons Notting Hill Lettings**

30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

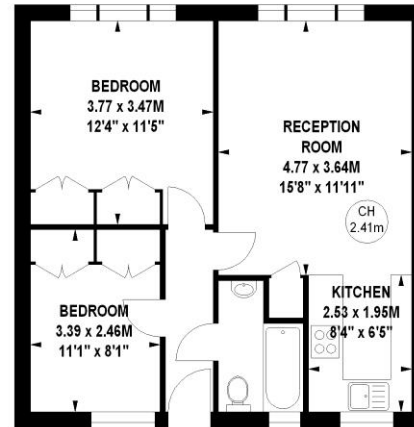
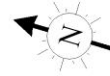
[nottinghill@chestertons.co.uk](mailto:nottinghill@chestertons.co.uk)  
 02030408588

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Key :  
CH - Ceiling Height



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