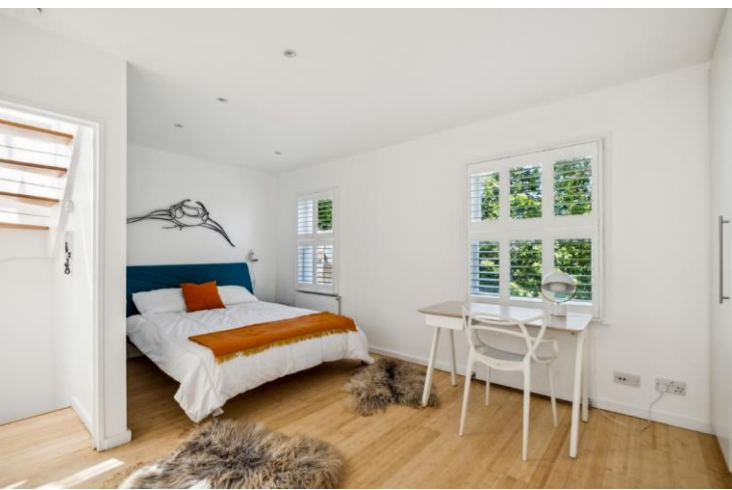




Leamington Road Villas
Notting Hill, W11

CHESTERTONS





A stunning top floor apartment located in the heart of Notting Hill. A naturally well-lit, top floor apartment with wooden floors throughout and newly refurbished to a beautiful specification. With a magnificent roof terrace perfect for entertaining.

Comprising an entrance hall, open plan kitchen and reception, with newly fitted kitchen from Magnet, a bathroom and generous bedroom with fantastic storage. The decked roof terrace features beautifully maintained plants and established hedging for increased privacy.

The property is located in a period terraced house, on a leafy residential street. Situated in the heart of Notting Hill and Notting Hill Carnival, the property is located 0.2 miles from Westbourne Park Tube Station or 0.8 miles from Notting Hill Gate. Further located within 500m of Portobello Road and Westbourne Grove.

- Stunning apartment in the heart of Notting Hill
- Great location
- Spacious, Light and airy
- Wood flooring throughout
- Fantastic roof terrace

£3,000 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

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C		76
55-68	D	53	
39-54	E		
21-38	F		
1-20	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: Royal Borough of Kensington & Chelsea
Council Tax Band: E
EPC Rating: D
Furnished

Chestertons Notting Hill Lettings

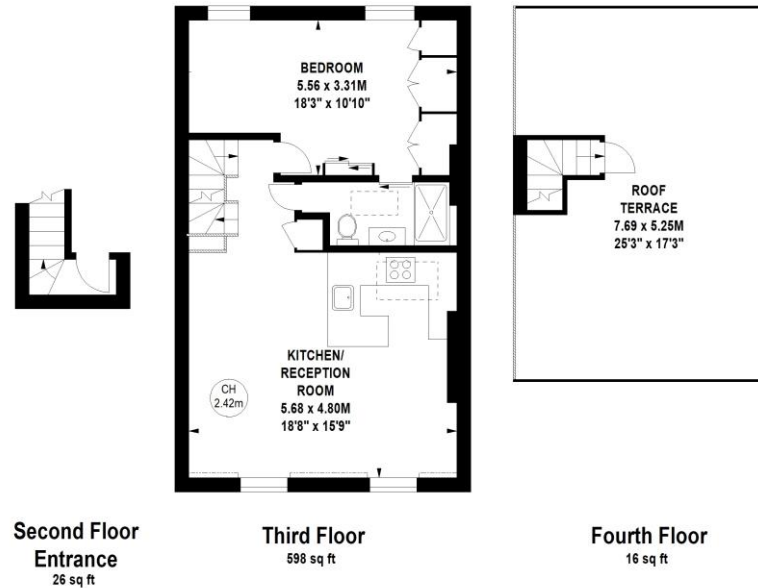
30 Ledbury Road
 Notting Hill
 London
 W11 2AB

nottinghill@chestertons.co.uk
 02030408588

Leamington Road Villas, W11

Approximate gross internal area
59.46 sq m / 640 sq ft

Key :
CH - Ceiling Height



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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