



Royal Crescent  
Holland Park, W11

CHESTERTONS









Exclusive to Chestertons.

Chestertons are delighted to present this stunning one bedroom apartment on Royal Crescent available to rent on a short let basis.

Set on the raised ground floor of a substantial Victorian conversion on an immaculate crescent, the property consists of a semi open plan kitchen and living room, well-designed bedroom with fantastic storage and brand new modern bathroom. The property comes furnished with new furniture and is inclusive of all bills including council tax.

Royal Crescent is positioned very close to Holland Park, Shepherd's Bush and Westfield (0.4 miles) and Notting Hill

- Short let
- Furnished
- Brand new bathroom
- Fantastic storage
- Central location to Notting Hill and Holland Park

**£3,683.33 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		Current	Potential
90-100	A		
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
1-40	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

**Minimum Term:** 3 months  
**Deposit Required:** Five weeks  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** E  
**EPC Rating:** D  
**Furnished**

*Chestertons Notting Hill Lettings*

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 Notting Hill  
 London  
 W11 2AB

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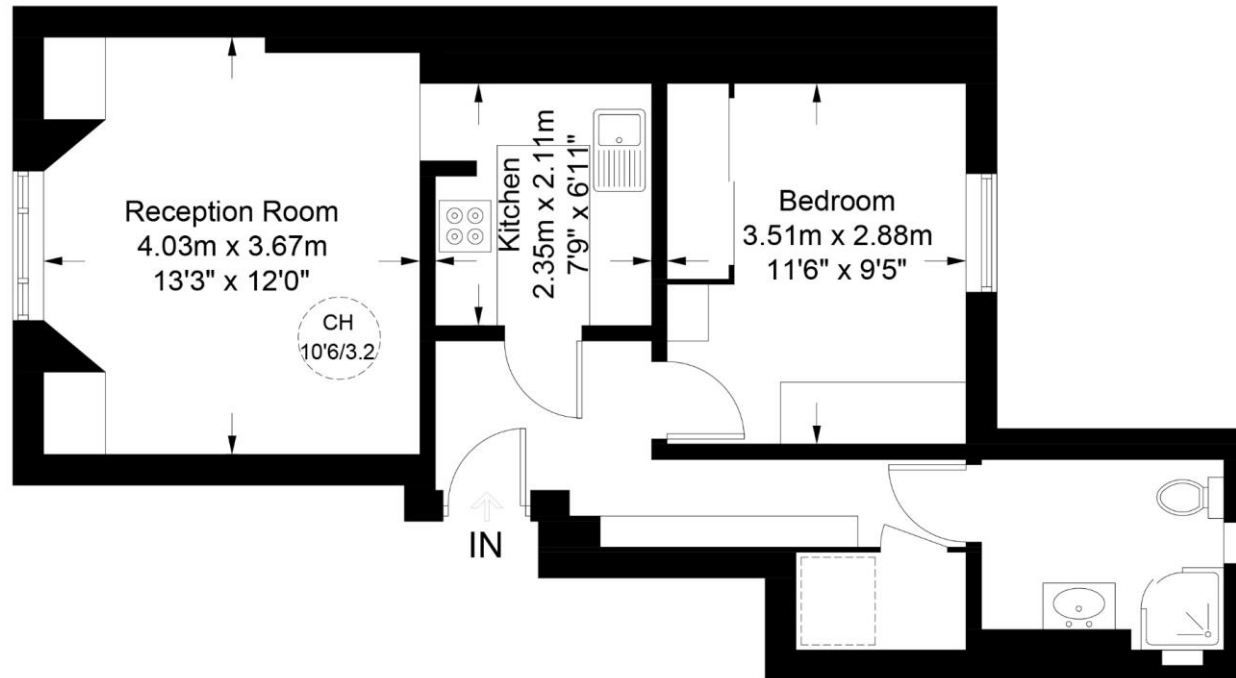
## Royal Crescent, W11

Approximate Gross Internal Area = 468 sq ft / 43.5 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 7 sq ft / 0.7 sq m

Total = 475 sq ft / 44.2 sq m

 = Reduced headroom below 1.5m / 5'0



## Upper Ground Floor



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. (ID986595)

