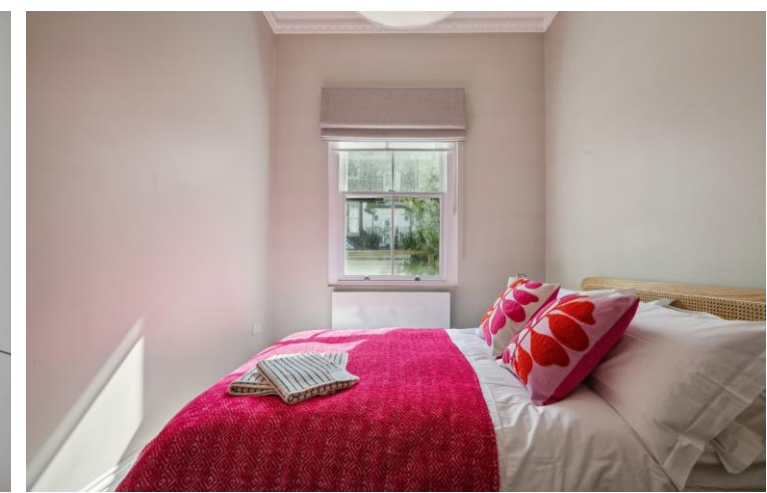




Ledbury Road  
W11

CHESTERTONS









SHORT LET : A stunning two bedroom apartment, located on the raised ground floor of this brand newly refurbished building. Offering an exemplary specification throughout and located 0.1 miles from Westbourne Grove.

- Short let
- Newly Refurbished
- Furnished
- 2 Double Bedrooms
- Parquet Flooring
- 0.1 Miles from Westbourne Grove

### £5,750 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://www.chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
71-80	C	75	80
61-70	D		
51-60	E		
41-50	F		
1-40	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Minimum Term:** 1 months  
**Deposit Required:** £5,307.69  
**Local Authority:** City Of Westminster  
**Council Tax Band:** D  
**EPC Rating:** C  
**Furnished**

### Chestertons Notting Hill Lettings

30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

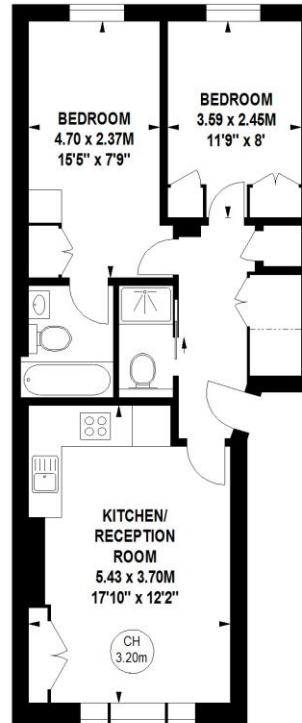
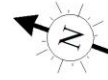
[nottinghilllettingsusers@chestertons.co.uk](mailto:nottinghilllettingsusers@chestertons.co.uk)  
 02030408588

## Ledbury Road, W11

Approximate gross internal area

55.00 sq m / 592 sq ft

Key :  
CH - Ceiling Height



### Raised Ground 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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