



Nautilus House  
14 West Row, W10

CHESTERTONS







A bright and modern apartment in a fantastic development with lift and porter.

This spacious one bedroom flat, located on the second floor, has a large open plan reception room with high ceilings and floor to ceiling windows, wooden floors and a fully fitted kitchen, there is a double bedroom, an modern bathroom and benefits from a private balcony. Nautilus House has a concierge, bicycle store and communal gardens.

The flat forms part of a well-regarded development close to Golborne Road and the Hammersmith and City Line at Ladbroke Grove.

- One Bedroom
- One bedroom
- Open plan kitchen
- Modern bathroom
- Private balcony
- Wooden floor throughout

**£2,175 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		Current	Potential
90-100	A		
81-90	B	84	84
69-80	C		
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:** £2,509.62  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** C  
**EPC Rating:** B  
**Furnished**

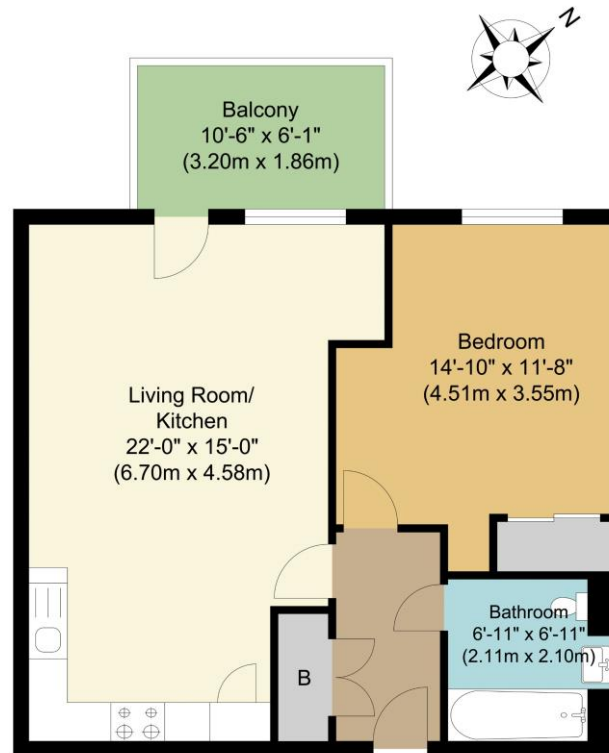
**Chestertons Notting Hill Lettings**

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TOTAL APPROX FLOOR AREA 543.79 SQ. FT. (AREA 50.52 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Third Floor Flat  
Approximate Floor Area  
543.79 sq. ft.  
(50.52 sq. m)

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