



Ledbury Road
W11

CHESTERTONS





A beautifully renovated one bedroom flat on the 2nd floor of a period building on Ledbury Road, Notting Hill.

Comprising an open plan kitchen and reception room, refurbished to the highest specification and offering a fully fitted kitchen, featuring a stunning bathroom with rain shower and bedroom with built in wardrobes. The apartment benefits from wooden flooring throughout and a beautiful south-westerly facing reception room.

Ledbury Road is extremely well located for the abundance of shops & restaurants of Westbourne Grove and Portobello Road. Westbourne Park underground station (Circle and Hammersmith & City lines) is 0.4 miles away and Notting Hill Gate underground station (Central, Circle, and District lines) is 0.6 miles away.

- 1 Bedroom
- 1 Bathroom
- Recently refurbished
- Furnished
- Wooden floor
- Open plan kitchen

£2,900 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		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	72	80
55-68 D		
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Minimum Term: 12 months
Deposit Required: £3,346.15
Local Authority: City of Westminster
Council Tax Band: C
EPC Rating: C
Furnished

Chestertons Notting Hill Lettings

30 Ledbury Road
 Notting Hill
 London
 W11 2AB

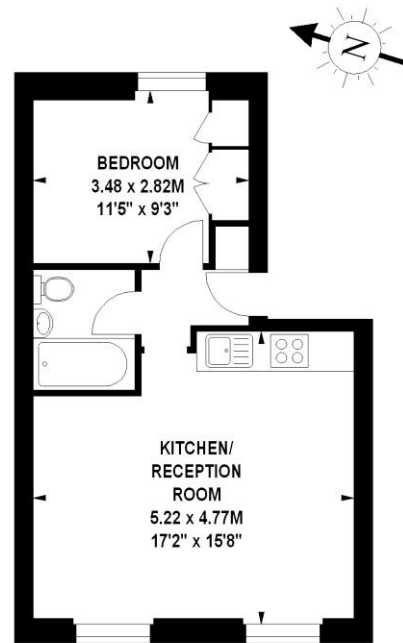
nottinghilllettingsusers@chestertons.co.uk

02030408588

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Approximate gross internal area

37.72 sq m / 406 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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