



Westbourne Grove  
London, W11

CHESTERTONS





A beautiful refurbished period home, located in the heart of Notting Hill on Westbourne Grove. Comprising well over 2,000 sq.ft. this property boasts an abundance of period features, high ceilings and off street parking.

The property boasts a double reception with high ceilings, a modern kitchen and dining room. The master bedroom is located on the first floor with original sash windows and contemporary en-suite bathroom. The second floor comprises two further double bedrooms, bathroom and further loft bedroom. The property benefits from a garden patio and off street parking at the rear.

This stunning home is located on a highly desirable patch of Westbourne Grove in between Ledbury Road & Portobello Road. The popular cafes & eateries are moments away, with Notting Hill Gate tube station half a mile away.

- 4 bedrooms, 3 bathrooms, 2 receptions - 2177 sqft
- Private Garden
- Kensington & Chelsea Residents Permit
- Pet Friendly
- Walking distance to Notting Hill Gate Station

**£3,230.77 per week (£14,000 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](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C		
55-68	D		
39-54	E	43	
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:** 6 weeks rent  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** G  
**EPC Rating:** E  
**Unfurnished**

**Chestertons Notting Hill Lettings**

30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

lettings.nottinghill@chestertons.co.uk  
 02030408588

**Westbourne Grove, W11**

Approximate gross internal area

202.24 sq m / 2177 sq ft



Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines  
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