



Westbourne Park Road  
Notting Hill, W11

CHESTERTONS





Chestertons are delighted to present this stylish apartment ideally located for all the amenities of Notting Hill, in close proximity to Portobello Road, Westbourne Grove and all the superb shops and restaurants in between.

The apartment comprises an open-plan kitchen/ reception room at the front of the property with fully fitted appliances and bay window; a principle bedroom with ample storage; bathroom and second bedroom at the back of the property.

The property is set on the raised ground floor of an attractive Victorian building. The nearest underground stations are Ladbroke Grove (Circle and Hammersmith & City) and Notting Hill Gate (Central, District and Circle).

- Two bedrooms
- Open Plan Kitchen
- Gas Fireplace
- Surround Sound System
- Wooden Floor
- Central location

### £2,750 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](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C	78	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

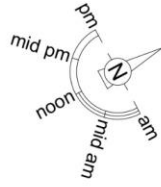
EU Directive 2002/91/EC  
England, Scotland & Wales

**Minimum Term:** 12 months  
**Deposit Required:** £3,173.08  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** E  
**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




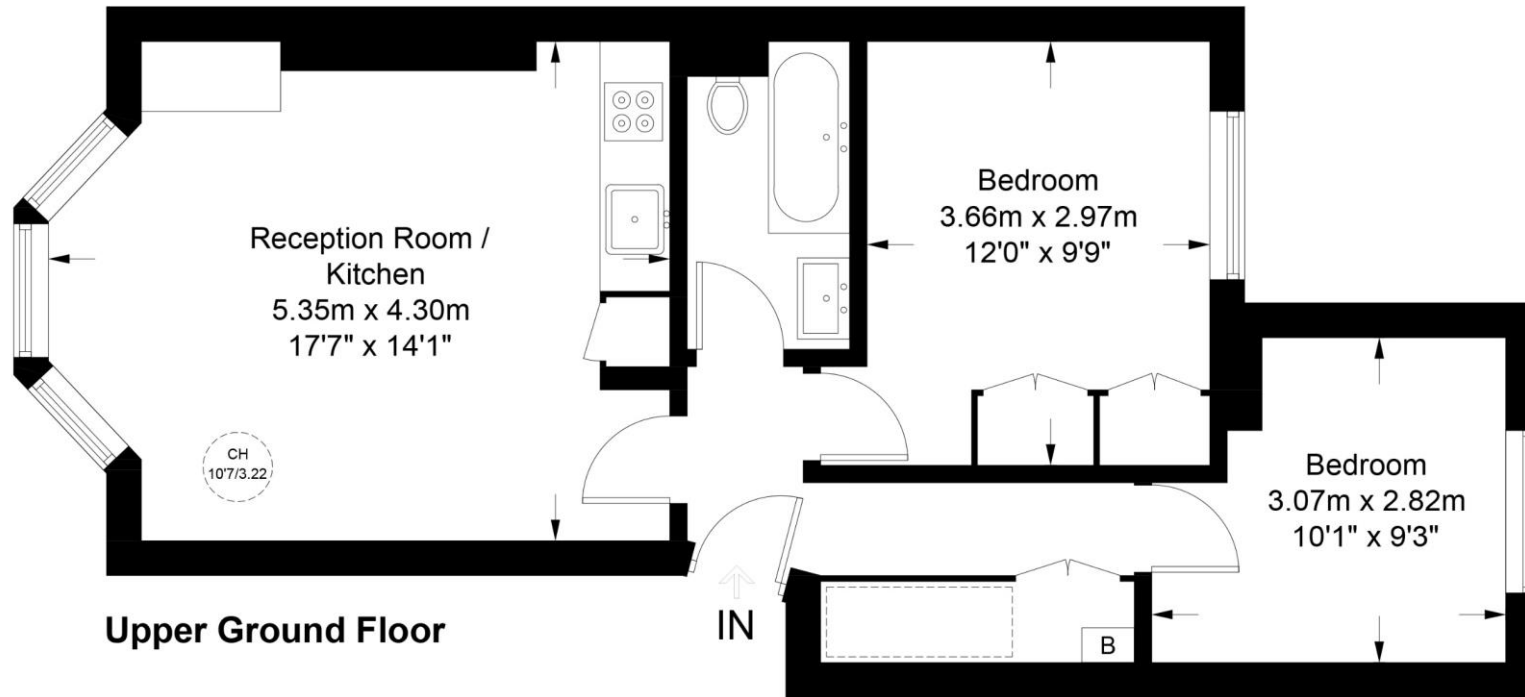
# Westbourne Park Road, W11

Approximate Gross Internal Area (Excluding Reduced Headroom)

549 sq ft / 51.0 sq m

Reduced Headroom = 12 sq ft / 1.1 sq m

 = Reduced headroom below 1.5m / 5'0



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. (ID998482)

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