



Powis Gardens
London, W11

CHESTERTONS





A quintessential Victorian town house in the heart of Notting Hill.

Spread over approx. 3198 sq. ft. the property has an abundance of space which feels even larger with the high ceilings. The property has five double bedrooms, the master with a walk in wardrobe and ensuite, three other modern bathroom suites, a utility room, ground floor reception room and downstairs kitchen dining room with an abundance of light coming through the skylight, and a lovely garden.

With the diverse offerings of Portobello Road, Westbourne Grove and Ledbury Road just a stone's throw away, Powis Gardens is embedded in the vibrant heart of Notting Hill. Start your morning with an artisanal pastry at Buns From Home before perusing the antiques stalls that line the stretch of Portobello Road, getting your endorphins running high at SoulCycle or catching a film at the iconic Electric Cinema. Groceries are best from Notting Hill Fish and Meat Shop, Sally Clarke's and Daylesford Organic; if you're eating out, local favourites include Gold, Core by Clare Smyth and the Ledbury. It's not far to reach the lawns of Hyde Park or Holland Park, perfect for runs, dog walks and summertime picnics, and you're well-connected by the tube to get you across the capital.

- 5 Bedrooms
- 4 Bathrooms
- 2 receptions room
- Garden

£12,000 pcm

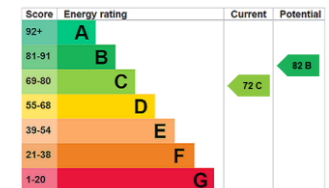
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)



Minimum Term: 12 months
Deposit Required: £16,615.38
Local Authority: Kensington and Chelsea
Council Tax Band: H
EPC Rating: C
Unfurnished

Chestertons Notting Hill Lettings

30 Ledbury Road
 Notting Hill
 London
 W11 2AB

nottinghilllettingsusers@chestertons.co.uk
 02030408588

Powis Gardens, W11

Approximate Gross Internal Area = 3185 sq ft / 295.9 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 43 sq ft / 4.0 sq m
Total = 3228 sq ft / 299.9 sq m



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID418248)

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is
100% recyclable