



# Beech Court

Elmfield Way, W9

£3,000 per month  
(£692.31 per week)

SHORT LET We are delighted to offer for short let this high-quality modern one bedroom ground floor apartment in a sought after development.

CHESTERTONS



# Beech Court

Elmfield Way, W9

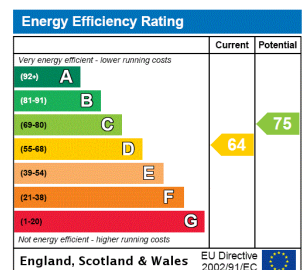
- Short let
- One bedroom
- Furnished
- 689 SQFT



We are delighted to offer for short let this high-quality modern one bedroom ground floor apartment in a sought after and convenient location within easy reach of shops, restaurants and public transport - Warwick Avenue (Bakerloo line), Royal Oak and Westbourne Park (Hammersmith & City, Circle line) tube stations.

Comprising of a spacious entrance hall, a very large bright sitting room with a balcony overlooking communal gardens, a modern fully fitted kitchen with integrated appliances including a dishwasher, a large master bedroom with fitted wardrobes, and a separate bathroom.

**Minimum Term:** 1 months  
**Deposit Required:** 4 weeks (subject to tenancy length)  
**Local Authority:** City of Westminster  
**Council Tax Band:** F  
**EPC Rating:** D  
**Furnished**



**Chestertons Little Venice Lettings**

26 Clifton Road  
 Maida Vale  
 London  
 W9 1SX  
 littlevenicelettingsusers@chestertons.co.uk  
 02072662369  
 chestertons.co.uk

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

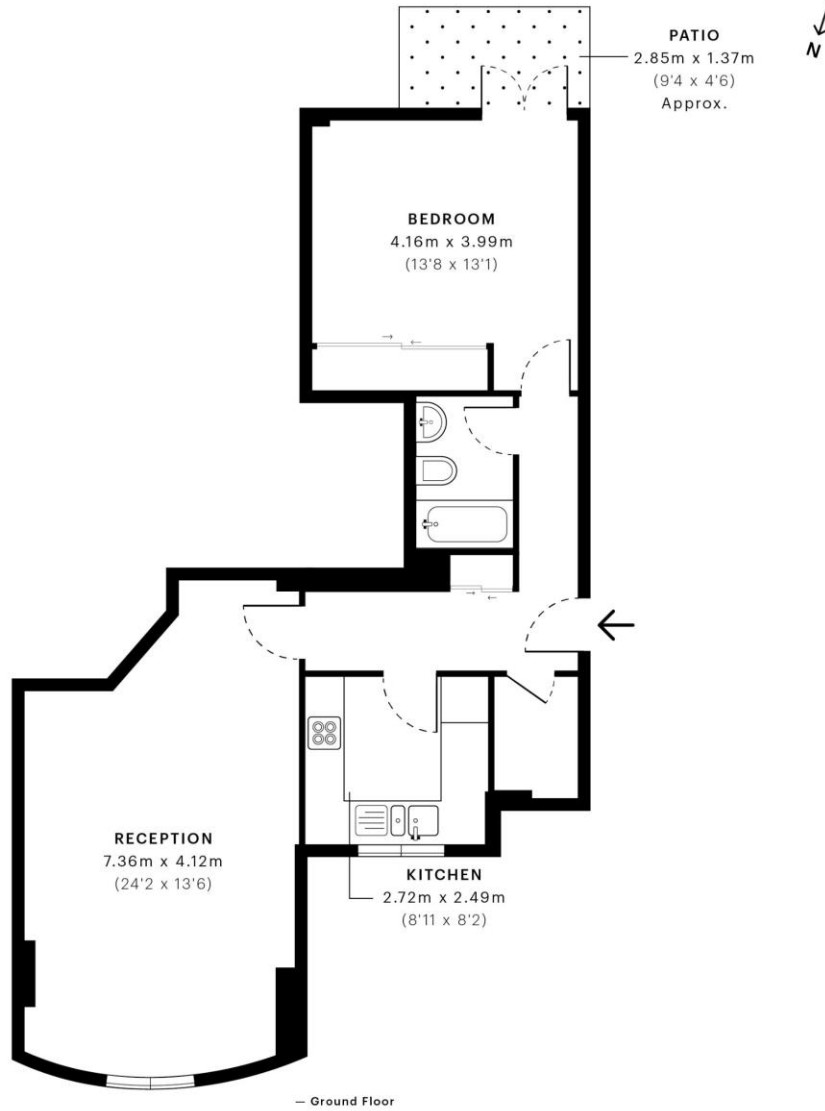


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CAPTURE DATE 04/07/2022 LASER-SCAN POINTS 59,906,378

GROSS INTERNAL AREA

64.10 sqm / 689.97 sqft



 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
64.10 sqm / 689.97 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head height  
62.04 sqm / 667.79 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 64.33 sqm / 692.44 sqft  
IPMS 3C RESIDENTIAL 62.38 sqm / 671.45 sqft

sPEC ID 62bd570acaf5ad0ddb031576

