



Hereford Road
Notting Hill, W2

£6,950 per week

🛏️ 4 🚪 3 🏠 House

HOMESITE

A simply stunning four bedroom townhouse

FULL DETAILS

A simply stunning four-bedroom townhouse combining contemporary features and period framework. Arranged over five floors with the highest quality luxury fittings throughout complete with air conditioning and intelligent lighting. On the ground floor the property is composed of open plan kitchen and dining room. From there head to a cosy living area leading to a terrace and a garden below southwest facing.

The first floor has a double reception room, with plenty of natural light and wooden floor. The master bedroom is located on the second floor with its ensuite bathroom. Two other bedrooms and family bathroom can be found on the third floor. A fourth bedroom is located on the basement along a music/entertainment room. Hereford Road is a quiet street a few steps away from the vibrant Westbourne grove and world-famous Portobello market. Giving access to the huge variety of shops, bars, restaurants and transport links of Bayswater and Notting Hill.

PROPERTY FEATURES

- Stunning Period House
- Four Bedrooms
- Open plan kitchen and dining room
- Two Reception Rooms
- Terrace / Garden
- Deposit 6 weeks rent
- Westminster Council - Band H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 2820 Sq. Ft. / 262 Sq. M.
Floor plans are for illustrative purposes only and not to scale.
Compliant with RICS code of measuring practice.

*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.