



Shrewsbury Road  
Notting Hill, W2

£6,000 per month

 2  1  Flat/Apartment

**HOMESITE**

# Stylish first floor duplex apartment in Notting Hill

## FULL DETAILS

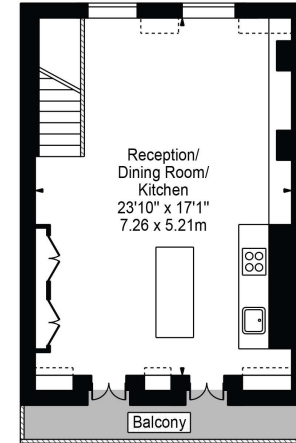
SHORT LET. Stylish west facing two double bedroom apartment with an impressively spacious reception room with French windows leading on to a balcony and a feature fireplace. Meticulously finished throughout the apartment also benefits from an abundance of natural light and has far reaching roof top views over Notting Hill. Shrewsbury Road is located just off Westbourne Park Road and is a short walk to the world-famous Portobello Road, with its street market, Westbourne Grove, with its fashion boutiques and cafe' society plus the eclectic mix of bars and restaurants this fantastic area has to offer. Transport wise Westbourne Park Road is the closest tube station, Notting Hill Gate underground station is also easily accessible, Paddington Mainline station, with the Heathrow Express and Queen Elizabeth Line is also within ten minutes, plus the area is very well served by a multiple of bus services.

## PROPERTY FEATURES

- Entrance Hall
- Two double bedrooms
- Bathroom
- Reception room
- Balcony
- Stylish finish throughout
- Westminster City Council
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

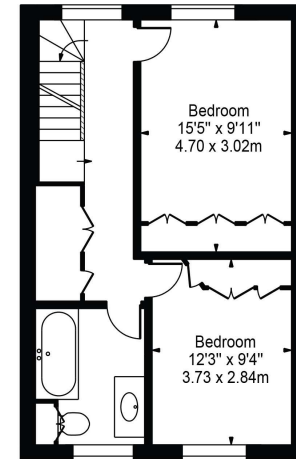
Shrewsbury Road, W2  
 Approx. Total Internal Area 918 Sq Ft - 85.28 Sq M  
 (Including Restricted Height Area)  
 Approx. Gross Internal Area 900 Sq Ft - 83.61 Sq M  
 (Excluding Restricted Height Area)



Third Floor



First Floor Entrance



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

\*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.