



Portobello Road  
Notting Hill, W11

£845 per week

 2  2  Maisonette

**HOMESITE**

# Spacious two bedroom, two bathroom maisonette

## FULL DETAILS

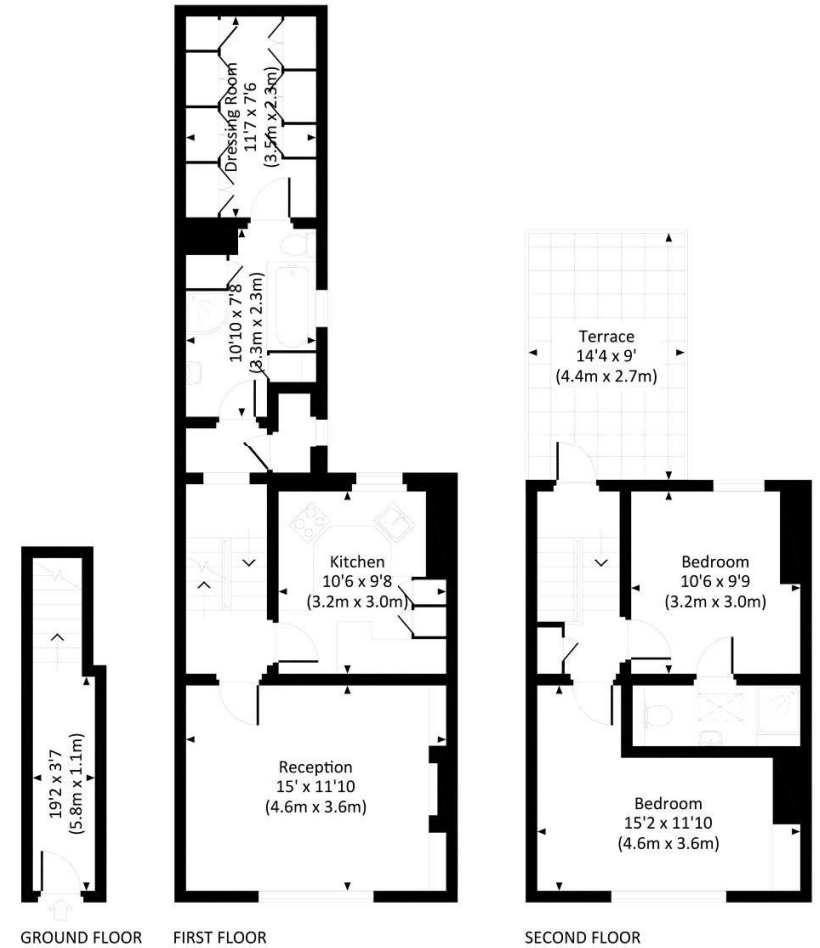
Spacious two bedroom, two bathroom maisonette with private entrance. The maisonette features a fantastic reception room with high ceilings and large sash windows, excellent natural light and a private terrace. Located on Portobello Road with its daily street market and eclectic mix of shops, supermarkets, bars & restaurants. Westbourne Grove with its clothing boutiques and café society is also just around the corner. Ladbroke Grove is the closest tube station and the central line can be accessed from Notting Hill or Holland Park plus there are multiple bus routes nearby. Hyde Park and Oxford Street are accessible within ten minutes.

## PROPERTY FEATURES

- 2 Bedrooms
- 2 Bathrooms
- Private Terrace
- Walking wardrobe
- Utility Room
- Separate Kitchen
- Large & Bright Reception Room
- Excellent Access To Shops & Cafes
- Kensington & Chelsea Council, Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PORTOBELLO ROAD, W11  
 Approx. gross internal area  
 964 Sq Ft. / 89.6 Sq M.



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com 020 7610 9933

\*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.