



Lonsdale Road
Notting Hill, W11

£1,950 per week

🛏️ 3 🚪 2 🏠 House

HOMESITE

Lovely three-bedroom house with garden & terrace

FULL DETAILS

A lovely mid-terrace period house on Lonsdale Road with a private patio and terrace. Arranged over four floors and offered in excellent condition the property lends itself well to family living.

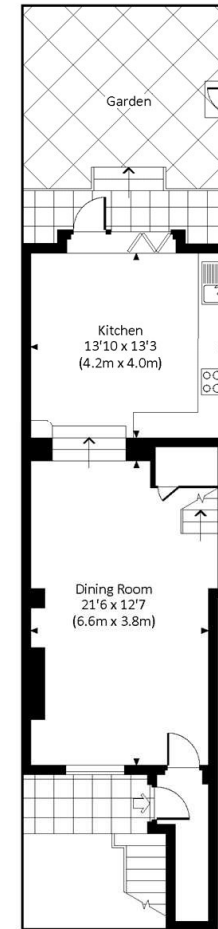
The main reception area is located on the ground floor with an additional living area located on the lower floor along with the kitchen, which opens directly onto the patio. In addition to the three bedrooms there are two large bathrooms and a separate w.c. Lonsdale Road is a sought after location set just behind Westbourne Grove and moments from Portobello Road. Notting Hill Gate tube is a short walk away as is Paddington Station along with the Heathrow Express.

PROPERTY FEATURES

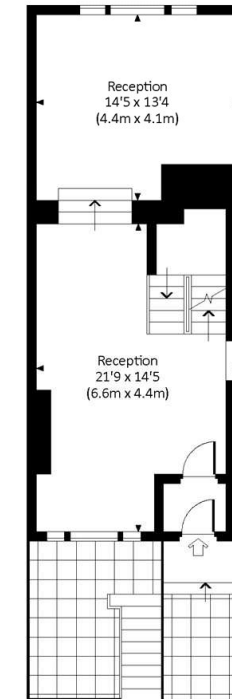
- Family House
- Private Patio & Terrace
- Three Bedrooms
- Two Bathrooms & W.C
- Plenty of living space
- Modern Kitchen opening onto the patio
- 1751 sq ft / 162.7 m²
- Kensington & Chelsea Council - Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

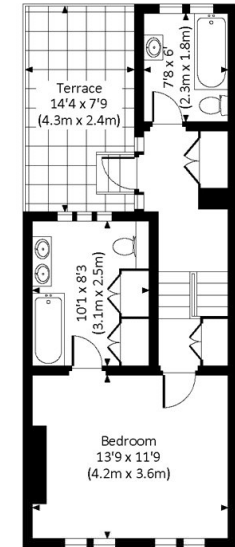
Approx. gross internal area
1751 Sq Ft. / 162.7 Sq M.



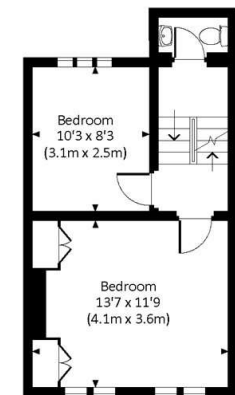
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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. © 2019 www.dowlingjones.com 020 7410 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.