

Kensington Park Gardens  
Notting Hill, W11

£1,400 per week

 3  1  Flat/Apartment

**HOMESITE**

# SHORT LET. Spacious three bedroom apartment with garden access

THE LODGE, KENSINGTON PARK GARDENS, W11

Approx. gross internal area  
983 Sq Ft. / 91.3 Sq M.



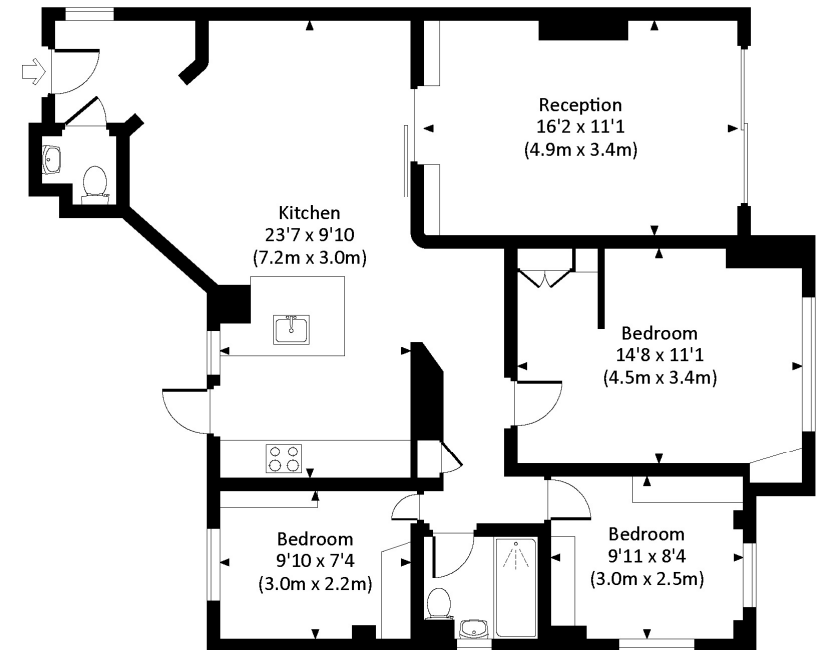
## FULL DETAILS

SHORT LET. A beautiful three-bedroom apartment with high ceilings, parquet flooring and access to stunning communal gardens. The apartment is very well laid out with a fabulous open plan kitchen which has space for a large table making it perfect for families, a separate reception room leading onto secluded outside space, three bedrooms, family bathroom and a separate W.C. Located on one of Notting Hill's finest roads in a very well-maintained potted building. Superbly located for the fabulous amenities of Westbourne Grove and Notting Hill Gate including access to the Central, Circle and District lines. Heating & Hot water are included in the rent.

## PROPERTY FEATURES

- SHORT LET
- Portered Period Building
- Three Bedrooms
- Pet friendly
- Communal Gardens
- Eat-In Kitchen
- Heating & Hot Water included in the rent
- approx 983 sq ft / 91.3 m2
- Council tax included

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		59	75
EU Directive 2002/91/EC			



LOWER GROUND FLOOR

All measurements have been made in accordance with NICE 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.