



Clanricarde Gardens
Notting Hill Gate, W2

£2,995 per month

🛏️ 2 🚪 2 🏠 Flat/Apartment

HOMESITE

Bright two bedroom two bathroom apartment moments from Notting Hill Gate tube

FULL DETAILS

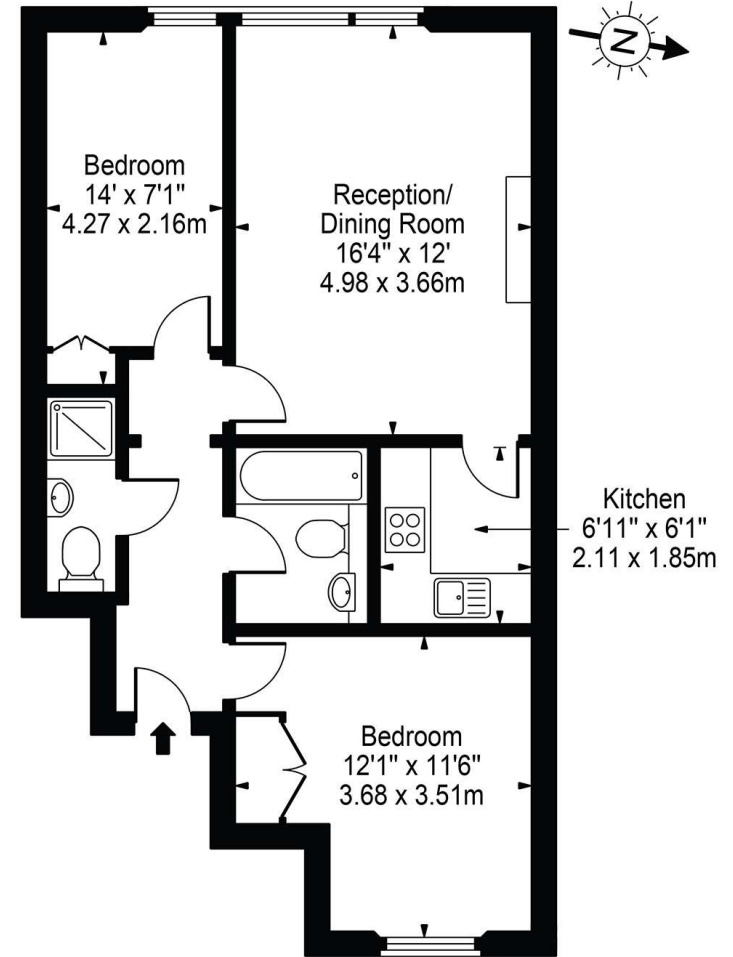
Bright west facing two double bedroom apartment with high ceilings, wood floors & full length sash windows. The apartment has a large reception room with a feature fire place, separate fully fitted kitchen, two double bedrooms both with fitted wardrobes, two bathrooms & the master bedroom has a galleried storage area. Clanricarde Gardens is a quiet cul-de-sac located just off Notting Hill Gate minutes from the underground station (Circle, District, Central lines) and the many bars, restaurants & shops, including Marks & Spencer's & Tesco's. The fashionable areas of both Portobello Road & Westbourne Grove are also close at hand along with Hyde Park, Paddington Mainline Station (Heathrow Express & Elizabeth line) & Kensington High Street.

PROPERTY FEATURES

- Period Conversion
- Two Double Bedrooms
- Built in Wardrobes
- Two Bathrooms
- High Ceilings
- Bright West Facing Reception Room
- Separate Kitchen (With Dishwasher)
- Separate Storage Area
- Feature Fireplace
- Approx 597 sqft / 55 sqm
- Council Tax Band F - Kensington & Chelsea

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		70	80
EU Directive 2002/91/EC			

Clanricarde Gardens, W2
Approx. Gross Internal Area 597 Sq Ft - 55.46 Sq M



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 personal 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.