



Portobello Road  
Notting Hill, W11

£675 per week

 2  1  Flat/Apartment

**HOMESITE**

# Bright two double bedroom apartment

## FULL DETAILS

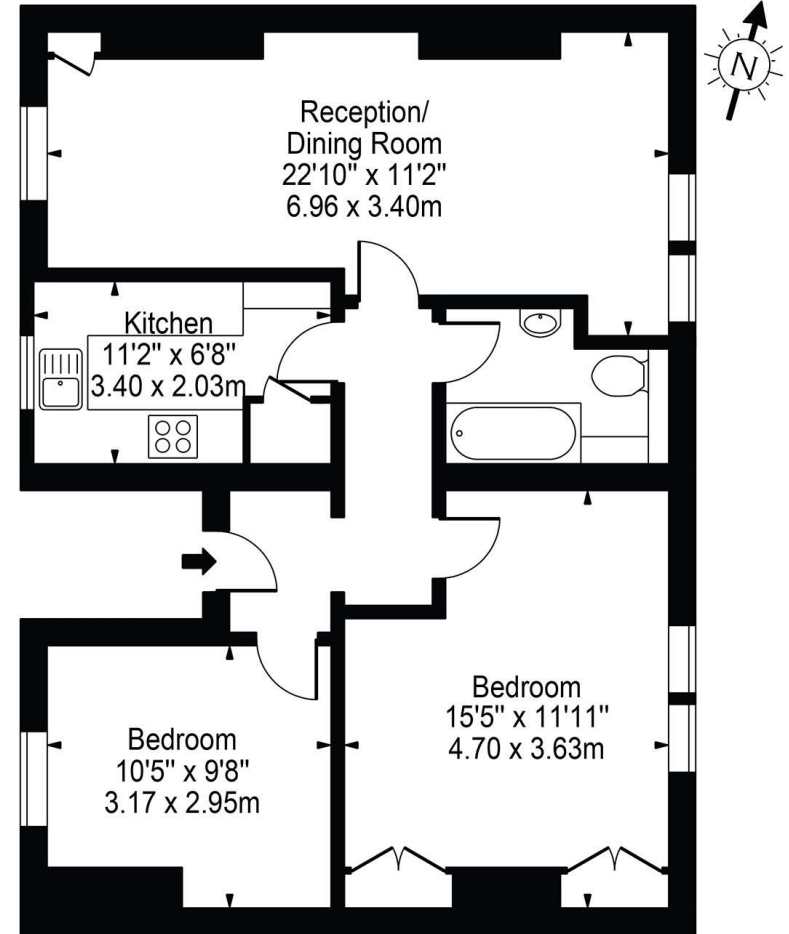
Bright second floor two double bedroom apartment offered in very good condition throughout. The apartment comprises of a large reception room with separate dining and lounge area, two double bedrooms, family bathroom and a separate kitchen. Situated on Portobello Road amongst a wonderful array of shops, restaurants, cafes and market stalls. Westbourne Grove is also close by and Notting Hill Gate tube station (Central, Circle and District lines) is a short walk away.

## PROPERTY FEATURES

- Two Double Bedrooms
- Large Reception Room
- Separate Kitchen
- Family Bathroom
- Very Good Condition
- Council Tax Band E-Kensington & Chelsea
- Approx 705 sq ft / 65.49 m<sup>2</sup>

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	

Portobello Road, W11  
Approx. Gross Internal Area 705 Sq Ft - 65.49 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 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.