

Ladbroke Gardens
Notting Hill, W11

£825 per week

 2  1  Flat/Apartment

HOMESITE

Stunning two bedroom apartment full of natural light

FULL DETAILS

This bright two bedroom apartment has been stylishly refurbished to a superb standard with wood floors throughout, modern bathroom, built in storage, a contemporary open-plan kitchen and access to lovely communal gardens. The large reception room has a balcony that overlooks some of Notting Hill's most sought after communal gardens and has wonderful views over London. Ladbroke Gardens is located in the heart of Notting Hill Gate and has easy access to its amenities, restaurants, bars and shops. Notting Hill Gate tube station (central, circle and district lines) is a short walk away.

PROPERTY FEATURES

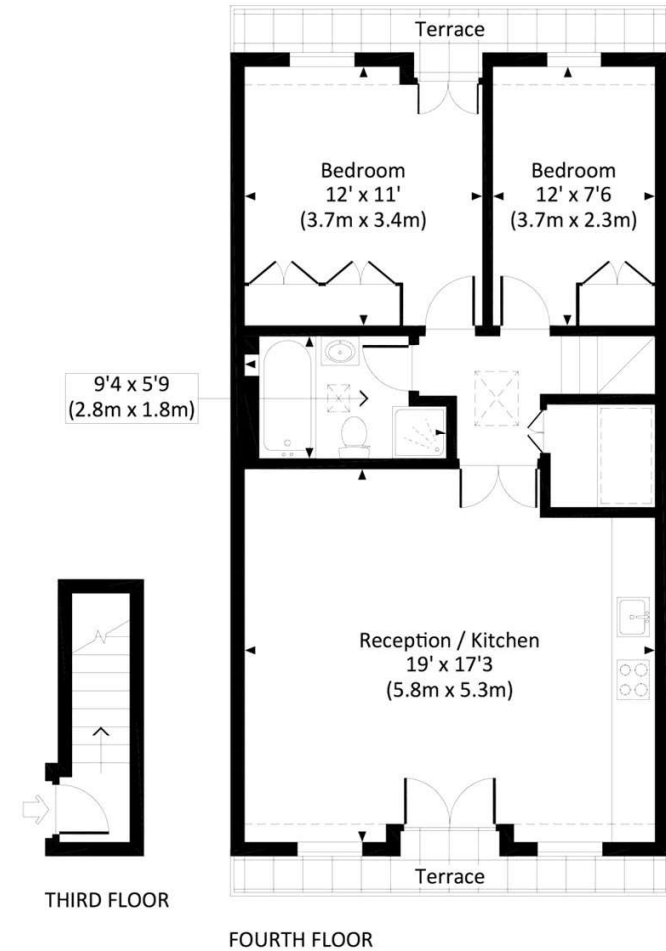
- Two Double Bedrooms
- Large Open Plan Kitchen Reception Room
- Ample Storage throughout
- High Specification finish
- Modern Wooden Floors throughout
- Approx. 634 Sq ft / 58.9 m²
- Two Private Balconies
- Communal Gardens
- Council Tax Band E -

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LADBROKE GARDENS, W11

Approx. gross internal area 684 Sq Ft. / 63.5 Sq M.

Approx. gross internal area 707 Sq Ft. / 65.7 Sq M. Inc. Restricted Height



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. © 2018 www.dowlingjones.com 020 7910 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.