



AN EXCEPTIONAL NOTTING HILL TOWNHOUSE

WESTBOURNE PARK ROAD, NOTTING HILL, LONDON, W11

£3,250 pw (£14,083.33 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available Now



AN EXCEPTIONAL FOUR BEDROOM HOUSE IN NOTTING HILL

WESTBOURNE PARK ROAD
NOTTING HILL, LONDON, W11

£3,250 pw (£14,083.33 pcm) Furnished

- Superb four bedroom house • Over 3,000 sq ft
- Excellent entertaining space • Open-plan kitchen and dining room • Secluded paved garden
- Media room • Playroom/study • Utility room
- EPC Rating = D • Council Tax = H

Situation

The house is in the heart of Notting Hill, close to Portobello Market, Westbourne Grove and Kensington Park Road. Located conveniently for access to Holland Park and Notting Hill Gate, the closest Underground station is Ladbroke Grove (Circle, Hammersmith & City Lines) providing easy access to Paddington which links to mainline and Heathrow Express services.

Description

This incredible family home has been renovated to the highest standard throughout. The property boasts excellent reception space, comprising a raised ground floor drawing room, open-plan kitchen and dining room and a very impressive basement media room and study. There is an underground link to the playroom in the garden. There are four double bedrooms in total with three beautifully designed upper rooms including a first floor master suite with a fabulous bathroom and dressing room.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



Westbourne Park Road, W11

Approximate Gross Internal Area = 279.8 sq m / 3011 sq ft
Guest House / Office = 25.8 sq m / 278 sq ft
Total = 305.6 sq m / 3289 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only.

FLOORPLANS

Gross internal area: 3289 sq ft, 305.6 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee - charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example. a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit - usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets - additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](https://www.savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20181207LRNO

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Notting Hill Lettings

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