A FANTASTIC TWO BEDROOM FLAT WITH TWO BATHROOMS IN A STYLISH NEW DEVELOPMENT NEAR HOLLAND PARK AND LATIMER ROAD

FRESTONIA APARTMENTS, NICHOLAS ROAD, LONDON, W11

Furnished, £635 pw (£2,751.67 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

savills

A FANTASTIC TWO BEDROOM FLAT IN A STYLISH NEW DEVELOPMENT

FRESTONIA APARTMENTS

NICHOLAS ROAD, LONDON, W11

£635 pw (£2,751.67 pcm) Furnished

• High quality new build development • Open plan kitchen/reception room with breakfast bar • Two bedrooms, both with en-suite bathrooms • Private terrace • EPC Rating = B • Council Tax = H

Situation

This brand new development is located between Notting Hill and White City. There are excellent road and public transport links into and out of central London. Westfield shopping centre is nearby. The apartment is 0.2 miles away from Latimer Road Underground station (Circle Line and Hammersmith & City Line) and 0.4 miles from White City Underground (Circle Line and Hammersmith & City) and Shepherds Bush (Central Line).

Description

The apartment is situated on the raised ground floor of a modern development, with excellent shared facilities including a landscaped garden with seating, a concierge and secure bicycle storage. The apartment comprises two double bedrooms with built-in wardrobes and en-suite bathrooms, an open-plan kitchen and split-level reception room and a south-facing private terrace. Boasting wooden flooring throughout, the flat has been finished to a very high standard, incorporating contemporary fittings and underfloor heating. Secure underground parking is available by separate negotiation.

Energy Performance

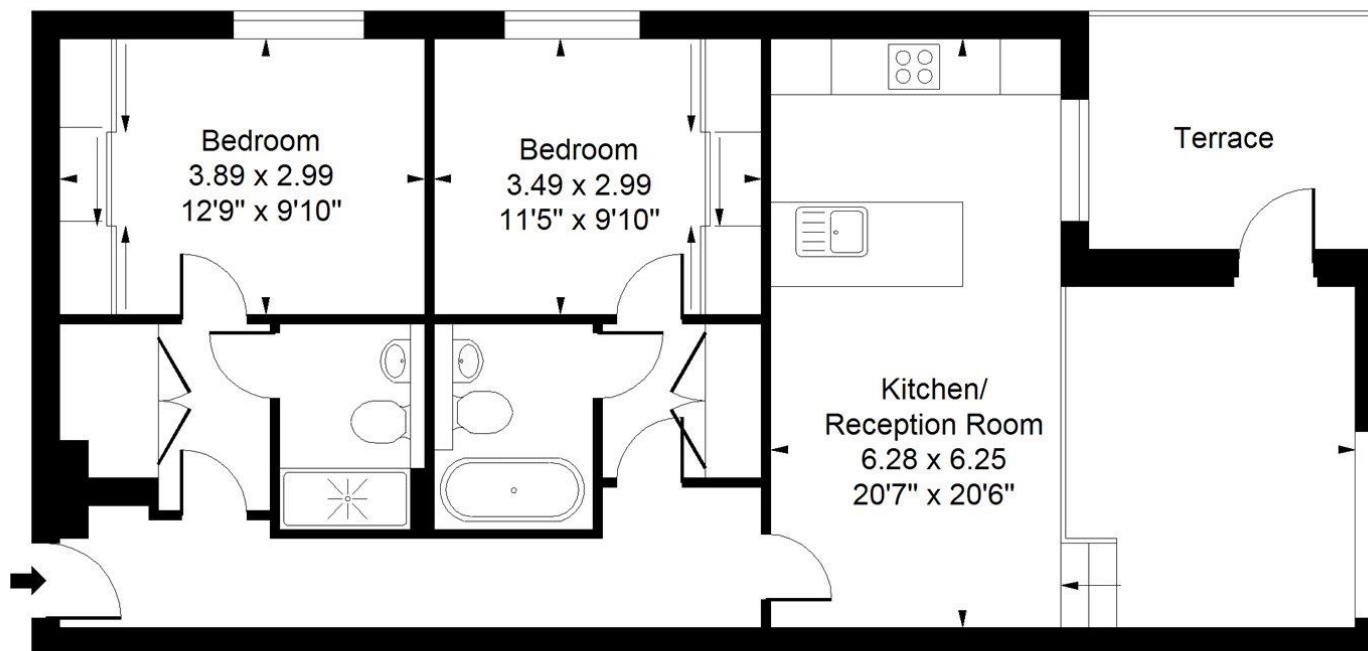A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

Nicholas Road, W11

Approximate Gross Internal Area = 850 sq ft / 78.97 sqm

N

Bedroom
3.89 x 2.99
12'9" x 9'10"

Bedroom
3.49 x 2.99
11'5" x 9'10"

Terrace

**Kitchen/
Reception Room**
6.28 x 6.25
20'7" x 20'6"

Ground Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.

FLOORPLANS

Gross internal area: 850 sq ft, 79 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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

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