



# A lovely two bedroom apartment in a modern development

**Nicholas Road, London, W11**

£565 pw (£2,448.33 pcm) plus fees apply, Unfurnished  
Available Immediately



- First floor flat in a modern apartment building
- Two double bedrooms and two bathrooms
- Private balcony
- Shared garden
- New development on a newly renovated campus

### Local Information

This new development by RIBA Stirling Prize winning architects AHMM, is located in the western part of Notting Hill in W11, very close to the Westfield Centre. There are excellent road and public transport links into and out of central London. The apartment is 0.2 miles away from Latimer Road Underground station (Circle Line and Hammersmith & City Line) and 0.4 miles from Shepherds Bush (Central Line).

### About this property

The apartment is situated on the first floor of a modern development, with excellent shared facilities including a landscaped garden with seating, secure bicycle storage and on site concierge. The apartment comprises two double bedrooms with built-in wardrobes, two bathrooms, open plan kitchen and reception area leading to a private roof 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 and the campus site includes an Anytime Fitness gym and a restaurant.

### Furnishing

Unfurnished

### Local Authority

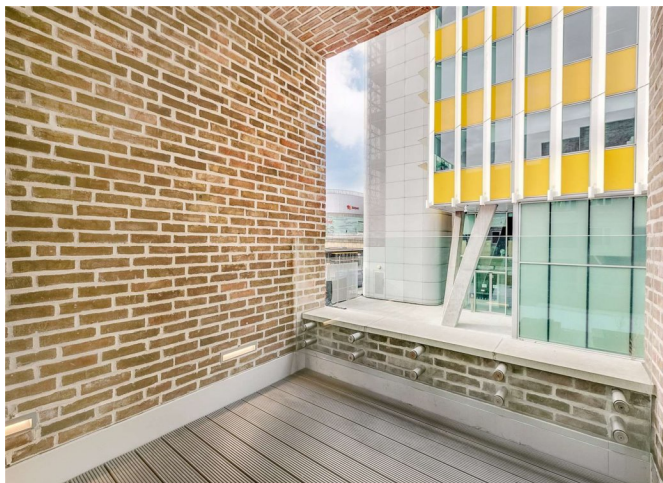
Royal Borough of Kensington and Chelsea  
Council Tax Band = H

### Energy Performance

EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Lettings Office.  
Telephone: +44 (0) 20 7727 5751.

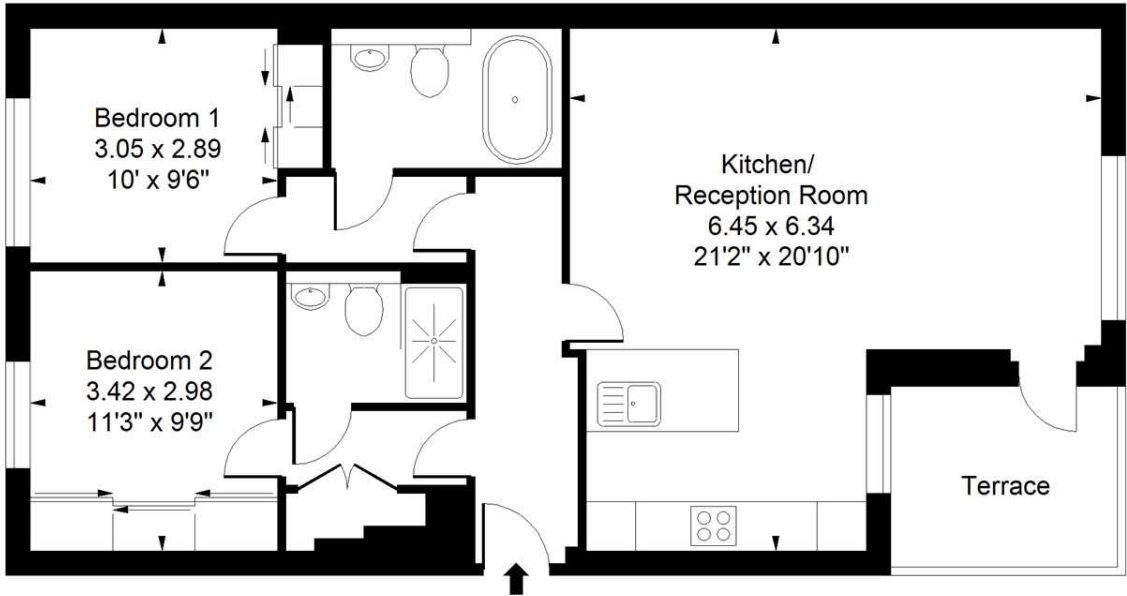






Nicholas Road, London, W11  
Gross Internal Area 817 sq ft, 75.9 m²

Frestonia Apartments,  
Nicholas Road, W11  
Approximate Gross Internal Area = 817 sq ft / 75.90 sqm



First 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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