



LEDBURY ROAD, LONDON, W11  
**£395 PER WEEK (£1,711.66 PCM) UNFURNISHED**

## **A CHARMING AND BRIGHT STUDIO FLAT IN THE HEART OF NOTTING HILL.**

**Notting Hill Lettings** | 0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION

A very charming and bright studio flat with lovely wood floors, separate kitchen area, shower room and plenty of built in storage. On the first floor of this period building which is located on one of the areas most sought-after roads in the heart of Notting Hill. Available unfurnished and viewings are highly recommended. Single working professionals only please.

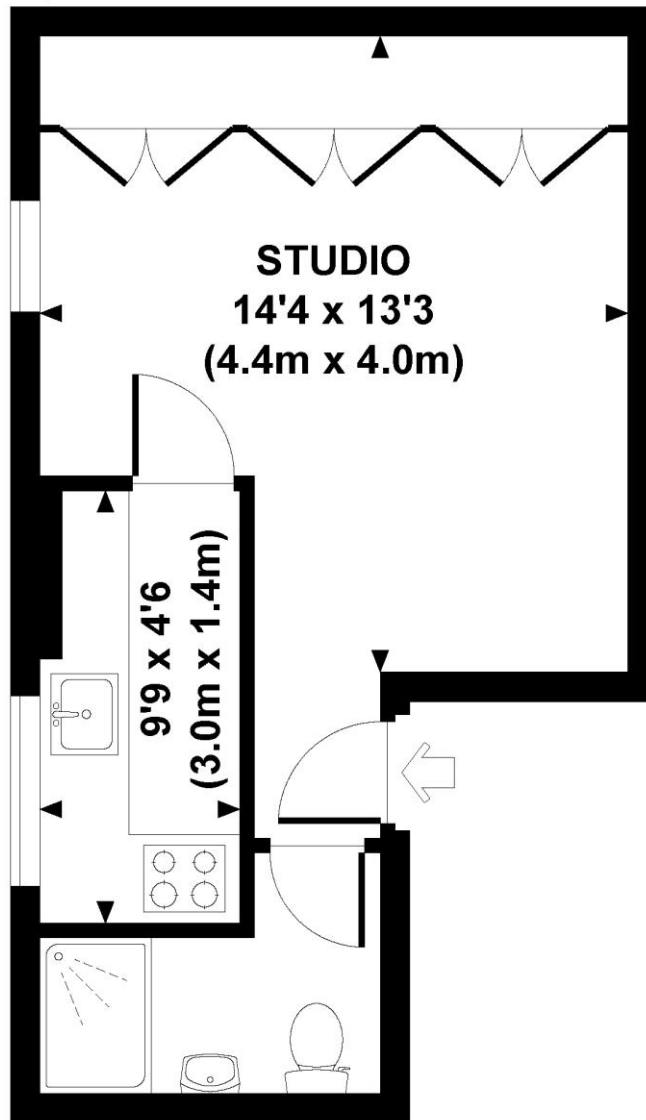
## LOCATION

Ledbury Road is a very popular street at the heart of Notting Hill running north from Westbourne Grove with many of the area's most fashionable boutiques, delis, and restaurants a moment's walk away.



# LEDBURY ROAD, W11

Approx. gross internal area  
263 Sq Ft. / 24.5 Sq M.



## FIRST FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013  
Dowling Jones Design www.dowlingjones.com 020 7610 9933

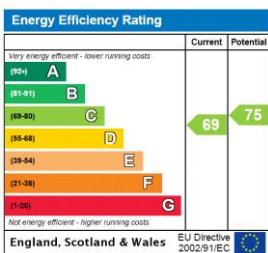
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit:** £0.00

**Holding Deposit:**

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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