



POWIS GARDENS, W11
£875 PER WEEK (£3,791.66 PCM) FURNISHED

A STUNNING INTERIOR DESIGNED GARDEN FLAT WITH TWO DOUBLE BEDROOMS.

Notting Hill Lettings | 0207 727 3227 | nottinghill@winkworth.co.uk

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DESCRIPTION:

This stunning interior designed garden flat comprises: two double bedrooms, both with en suite bathrooms; a further study area and shower/cloakroom; spacious reception room with wood floors throughout (with under floor heating); and a fully fitted kitchen with glass doors leading out to a utility area. The property is flooded with natural light from the skylights above, giving it a light and airy feeling. The property further benefits from its own entrance and a private patio area leading up to a shared garden. The property is available furnished and viewings are highly recommended.

Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

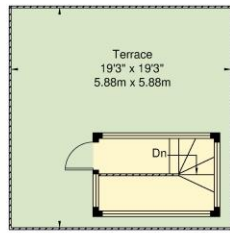
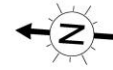
LOCATION:

Powis Gardens is well located, just to the west of Ledbury Road with Notting Hill's popular bars, restaurants and boutiques just moments away and within easy walking distance of Notting Hill Gate.

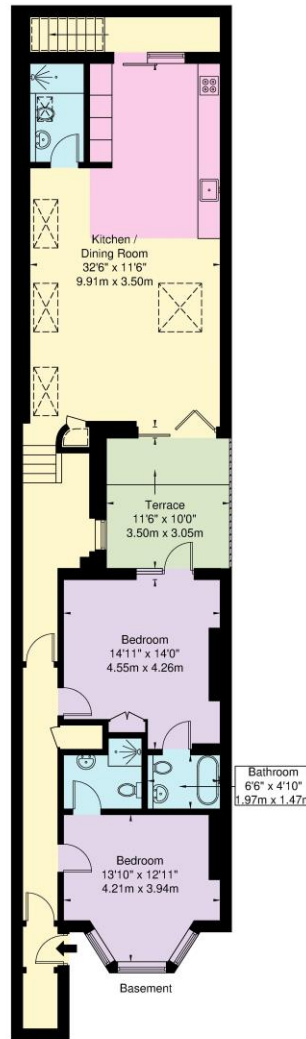


Powis Gardens, W11 1JG

Approx. Gross Internal Area = 123.3 sq m / 1327 sq ft



Ground Floor



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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: £4,375

Holding Deposit: £875

Council Tax Band: E (RBKC)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	78
(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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