



CAROLINE COURT, LONDON, W11  
**£692.31 PER WEEK (£3,000.00 PCM) FURNISHED**

**LOCATED ON AN UPPER LEVEL OF THIS PURPOSE-BUILT BUILDING IS THIS EXCEPTIONALLY BRIGHT AND MODERN ONE BEDROOM FLAT.**

**Notting Hill Lettings** | 0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk) 178  
Westbourne Grove, London, W11 2RH

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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## SUMMARY:

Located on an upper level of this purpose-built building is this exceptionally bright and modern one bedroom flat. This light, and beautifully presented one bedroom flat briefly comprises of tiled flooring throughout, open plan kitchen/living room, master bedroom with ample built-in wardrobe space and modern house bathroom. Available on an all-inclusive furnished basis for 6 months or shorter let by separate negotiation.

## Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

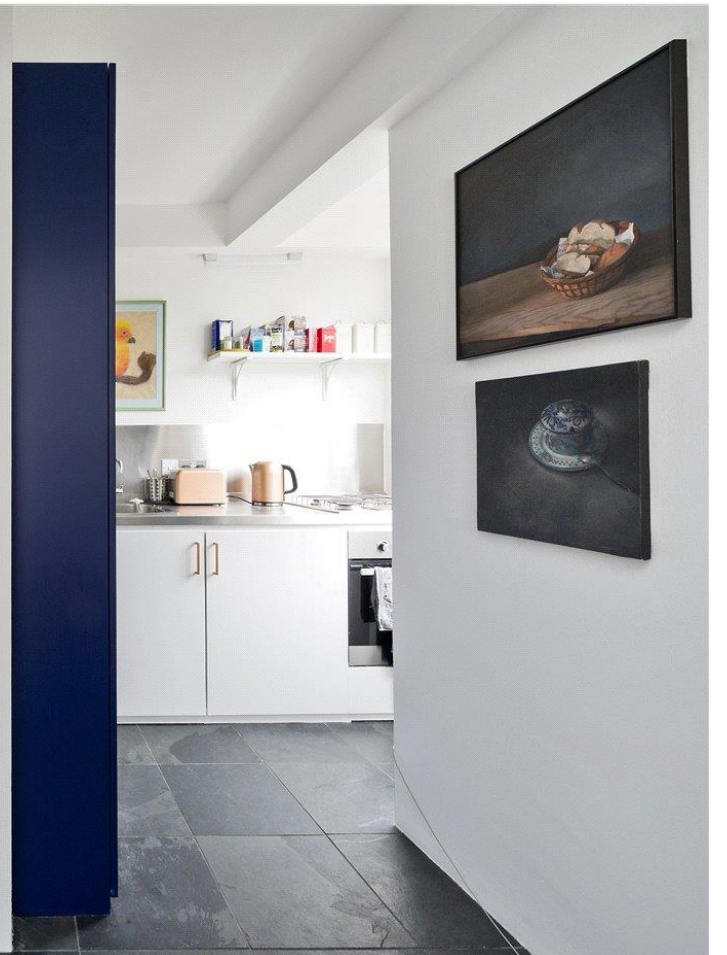
Heating – Gas

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

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

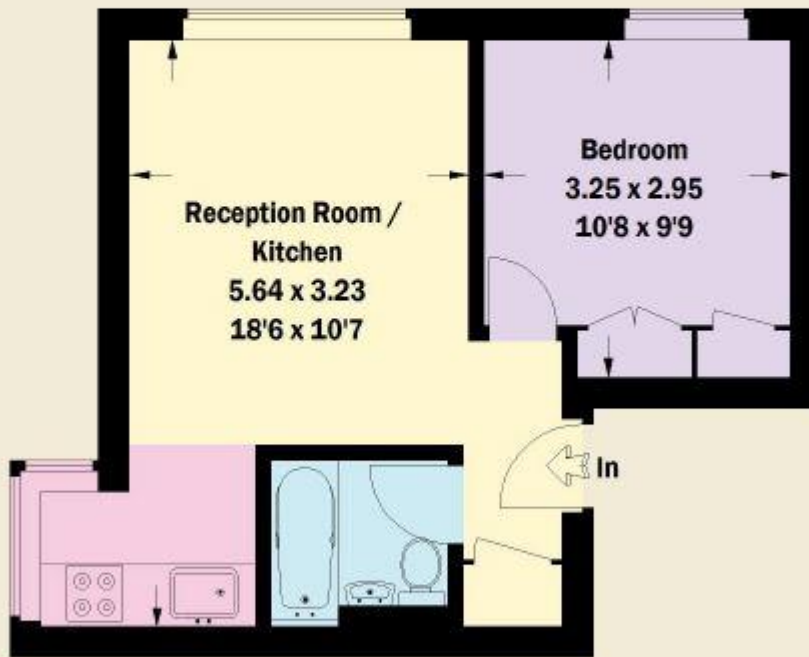
## LOCATION:

St Lukes Road is a peaceful, tree lined street running north from Westbourne Park Road, a short walk from the many shops and restaurants of Ledbury Road and Westbourne Grove and a very short walk from Westbourne Park tube station.



# St Luke's Road, W11

Approximate Gross Internal Area  
33 sq m / 356 sq ft



## Second Floor

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.

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:** £3,461.55

**Holding Deposit:** £692.31

**Council Tax Band:** C (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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
64	72
England, Scotland & Wales	
EU Directive 2002/91/EC	

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