



**MONMOUTH ROAD, W2**  
**£695 PER WEEK (£3,011.66 PCM) FURNISHED**

**A FANTASTIC BRIGHT AND MODERN TWO BEDROOM  
FIRST FLOOR FLAT WITH DARK WOOD FLOORS  
THROUGHOUT.**

**Notting Hill Lettings | 0207 727 3227 | 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:**

An immaculate bright and modern first floor flat with fantastic ceiling height, large windows and dark wood floors throughout. The property is on the first floor of an attractive period conversion and comprises two bedrooms (one single, one double), a spacious reception room and dining area in front of the Juliet balcony with a pretty and leafy outlook. The kitchen is semi-open plan and fully fitted with a smart modern finish. The flat benefits from ample built in storage throughout and is available furnished.

## **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>

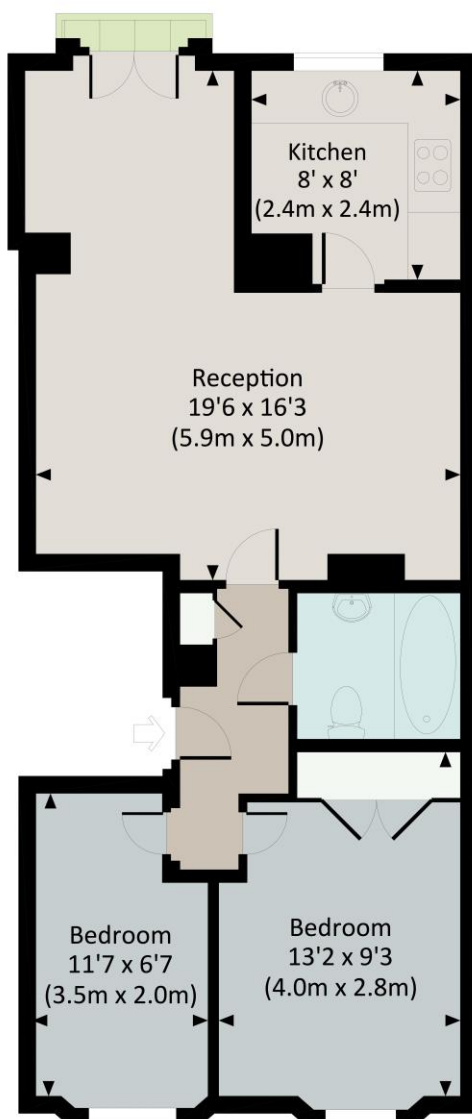
## **LOCATION:**

This property is located just off Westbourne Grove on a quiet street which benefits from its proximity to the abundant local shops restaurants and also transports links close by which allow easy access to both central London and Paddington.



# MONMOUTH ROAD, W2

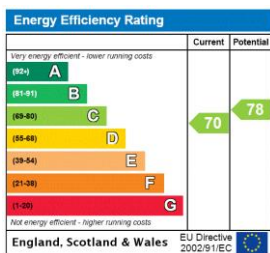
Approx. gross internal area  
597 Sq.Ft. / 55.5 Sq.M.



FIRST FLOOR

djd All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 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:** £3,475

**Holding Deposit:** £695

**Council Tax Band:** E (Westminster)

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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