



**STANLEY GARDENS, W11**  
**£2,650 PER WEEK (£11,483.33 PCM) UNFURNISHED**

**A FANTASTIC OPPORTUNITY TO RENT THIS STUNNING THREE BEDROOM GARDEN MAISONETTE IN THIS WONDERFUL LOCATION, LAID OUT OVER TWO FLOORS WITH DIRECT ACCESS OUT TO THE HIGHLY SOUGHT-AFTER COMMUNAL GARDENS.**

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

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## DESCRIPTION:

The property comprises beautiful lateral living space with wonderfully high ceilings, wooden floors and large bay window with fabulous views overlooking the communal gardens. The separate fully fitted kitchen has wonderful dual aspect windows flooding the kitchen with lots of natural light. The kitchen door then leads directly out onto the sought-after communal gardens. The ground floor further benefits a second living room/dining room offering flexible living space. The staircase then leads down to lower level consisting of spacious hallway housing utility cupboard, spacious master bedroom with ensuite shower room, two further double bedrooms and family bathroom. The property is available unfurnished and viewings are highly recommended.

## LOCATION:

Stanley Gardens is a prime address in Notting Hill which is lined with impressive stucco fronted buildings. It lies between Kensington Park Road and Ladbroke Grove, a stone's throw from the restaurants and boutiques of Westbourne Grove and an easy walk from the Central Line at Notting Hill Gate.

## 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>



# Stanley Gardens W11 2NE

Approx. Gross Internal Area = 158.3 sq m / 1703 sq ft



Ref

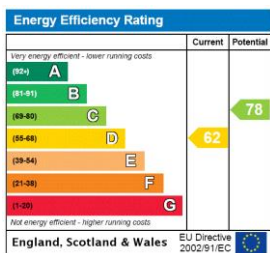
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**BLEU  
PLAN**

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:** £15,900

**Holding Deposit:** £2,650

**Council Tax Band:** G (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.

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