



ST. JAMES'S GARDENS, W11
£525 PER WEEK (£2,275 PCM) UNFURNISHED

A CHARMING ONE DOUBLE BEDROOM FLAT ON THE SECOND FLOOR OF THIS PERIOD CONVERSION.

Long Let, 1 Bedroom, 1 Reception Room, 1 Bathroom, Upper Floor without Lift, Communal Gardens, Unfurnished, 547 Approx Sq Ft

Notting Hill Lettings | 0207 727 3227 | 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 charming one double bedroom flat on the second floor of this period conversion. The flat benefits from a bright and spacious reception room with views over communal gardens. The flat is situated in this quiet location in Holland Park close to transport and shopping facilities. Available unfurnished.

LOCATION:

Located on a quiet and pretty tree lined square, tucked away in the heart of Holland Park and just a short walk from Holland Park tube stations.

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LOCAL AUTHORITY AND COUNCIL TAX BAND:

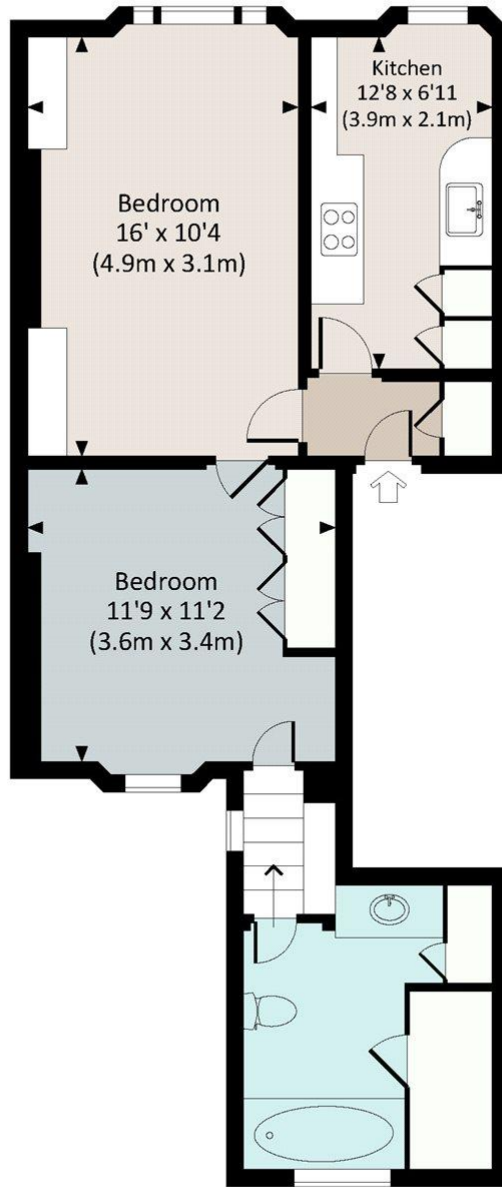
Royal Borough of Kensington and Chelsea (Band E)

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ST. JAMES GARDEN, W11

Approx. gross internal area
547 Sq.Ft. / 50.8 Sq.M.



SECOND FLOOR



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. © 2017 www.dowlingjones.com 020 7610 9939

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: RBKC (Band E)

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	77
(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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