



ST. JAMES'S GARDENS, W11
£575 PER WEEK (£2,491.66 PCM) FURNISHED

A WONDERFULLY BRIGHT AND AIRY ONE BEDROOM FLAT ON THE FIRST FLOOR OF THIS PERIOD CONVERSION WITH USE AND VIEWINGS OF THE STUNNING COMMUNAL GARDEN SQUARE BELOW.

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

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DESCRIPTION:

The property comprises separate fully fitted kitchen with South facing window, spacious living room with high ceilings and wonderful South facing aspect over the gardens, large storage cupboard in hallway, spacious double bedroom to the back of the property and stairs leading down into generously sized en-suite bathroom with shower. The property is offered 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:

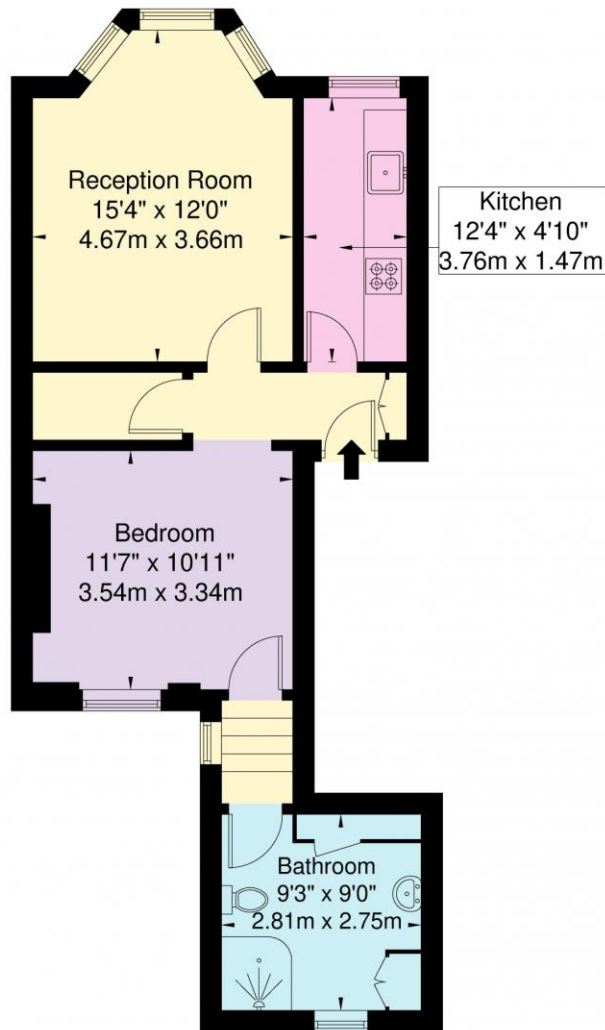
St James's Gardens is located on a quiet and pretty tree lined square, tucked away in the heart of Holland Park and just a short walk from Holland Park tube stations.





St James's Gardens, W11 4R

Approx. Gross Internal Area = 50.6 sq m / 544 sq ft



First 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: £2,875

Holding Deposit: £575

Council Tax Band: F (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			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	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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