



Giles House, London, W11

£575 per week (£2,491.66 pcm) *Part Furnished, Unfurnished*



On the top floor of this modern building (with lift) this flat is bright and very spacious. Ideal for sharers or a couple it comprises two large double bedrooms, a modern bathroom and a lovely open plan living space with a smart fully fitted kitchen with breakfast bar.

KEY FEATURES

- 1 Bedroom
- 1 Bathroom
- Upper floor with Lift
- Part Furnished or Unfurnished
- Long Let



Notting Hill Lettings

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*Tenant fees may apply. Details of tenant 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 any fees before making an offer to rent and your local Winkworth office can provide written details upon request.



DESCRIPTION

Located on the top floor of this modern building (with lift) this wonderfully bright and spacious one bedroom flat boasts fantastic views and highly sought after location off Westbourne Grove in the heart of Notting Hill -

Property comprises - Hallway, semi open plan fitted kitchen, large L shaped living room with incredible views and folding doors to create separate office area if required - Spacious bathroom with tub and overhead shower and skylight. Available part or unfurnished.

Westbourne Grove runs through the heart of Notting Hill with many of the area's fashionable boutiques and restaurants lined up along it, all of which are just moments from this property, itself located just to the east of Ledbury Road.

Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

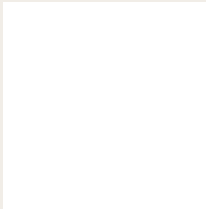
Heating – Electric

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

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



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/NHL190017>

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.

MATERIAL INFO

Deposit: £2,875
Holding Deposit: £575
Council Tax Band: C (Westminster)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 551 SQ FT/ 51 SQM

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