

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Pembridge Road, London, W11 3HG

First Floor, One Bedroom Flat

Premium & Highly Sought After Location

Newly Refurbished

£1,700 Per Month

TO VIEW THIS PROPERTY CALL: 020 8670 9111

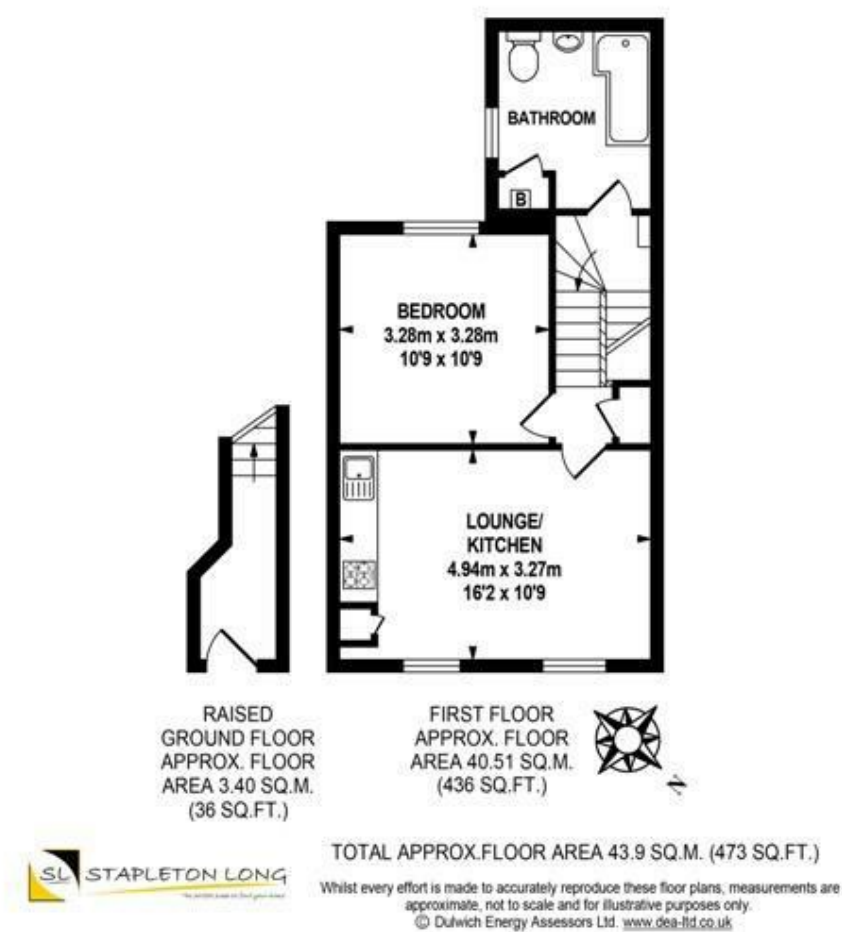
Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

We are delighted to offer to the market this first floor one bedroom flat to let in Notting Hill. The property is situated in a fantastic location and benefits from a large variety of shopping and restaurant facilities directly on its doorstep. The property further benefits from easy access to Notting Hill Gate tube station. The property is within walking distance of the famous Portobello Road as well as Kensington Gardens and Hyde Park. This property is expected to attract great interest, so don't delay, call today to arrange your viewing!

Offered unfurnished and available early November

EPC RATING: E
COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Entrance

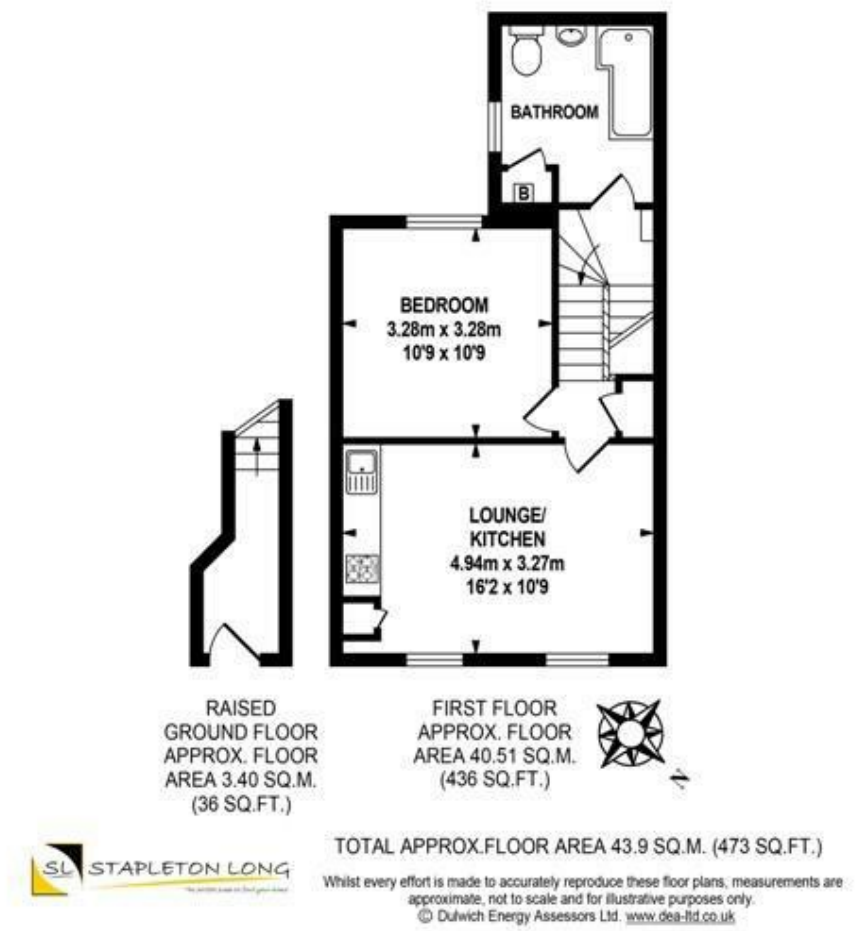
Entrance via communal door leading to private door to flat.

Bathroom

Tiled floor and walls. Panelled bath with shower attachment. Low level W.C and hand wash basin. Original style obscure glazed sash windows to side, radiator, cupboard housing boiler.

Stairs Up To Landing

Carpeted, cupboard housing gas meter, original style sash window to rear. Doors to:



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Reception/Kitchen

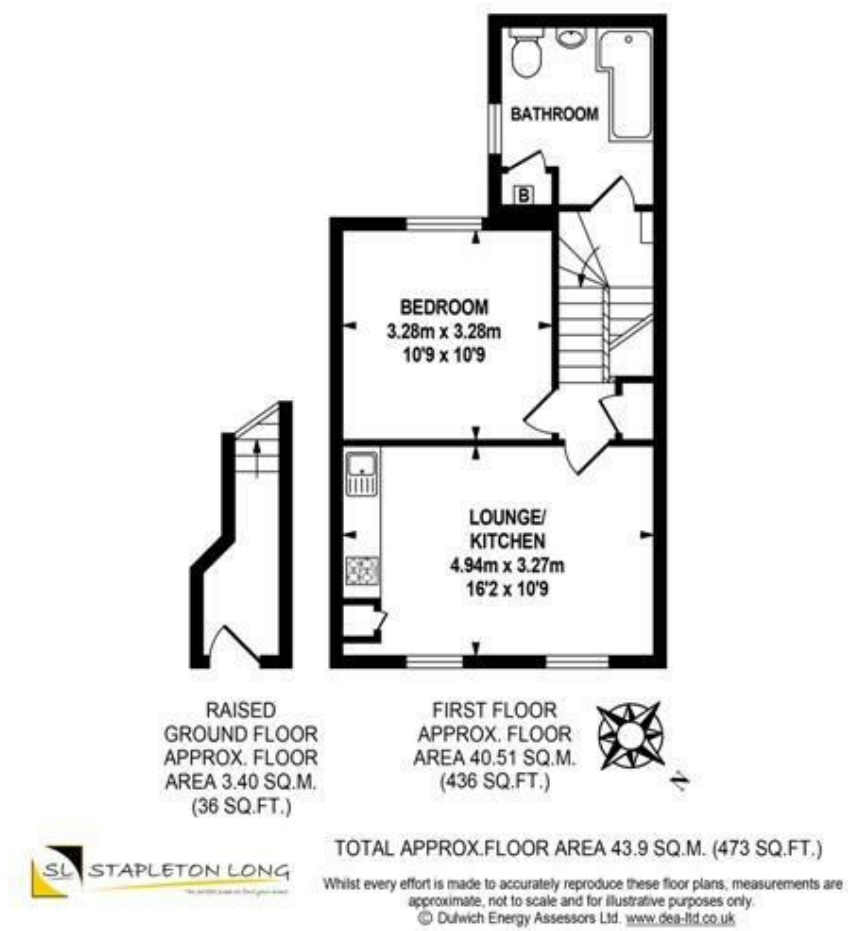
Carpeted with vinyl floor to kitchen area. Radiator, two original style sash windows to front. A range of floor and wall mounted units with worktop over. Fitted oven and hob, fridge freezer.

Bedroom

Carpeted, radiator, original style sash window to rear.

Fees:

Information for Tenants: Properties in England



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Relevant letting fees and tenant protection information

In addition to paying rent for the property, you may also be required to make the following permitted payments:

Before the tenancy starts:

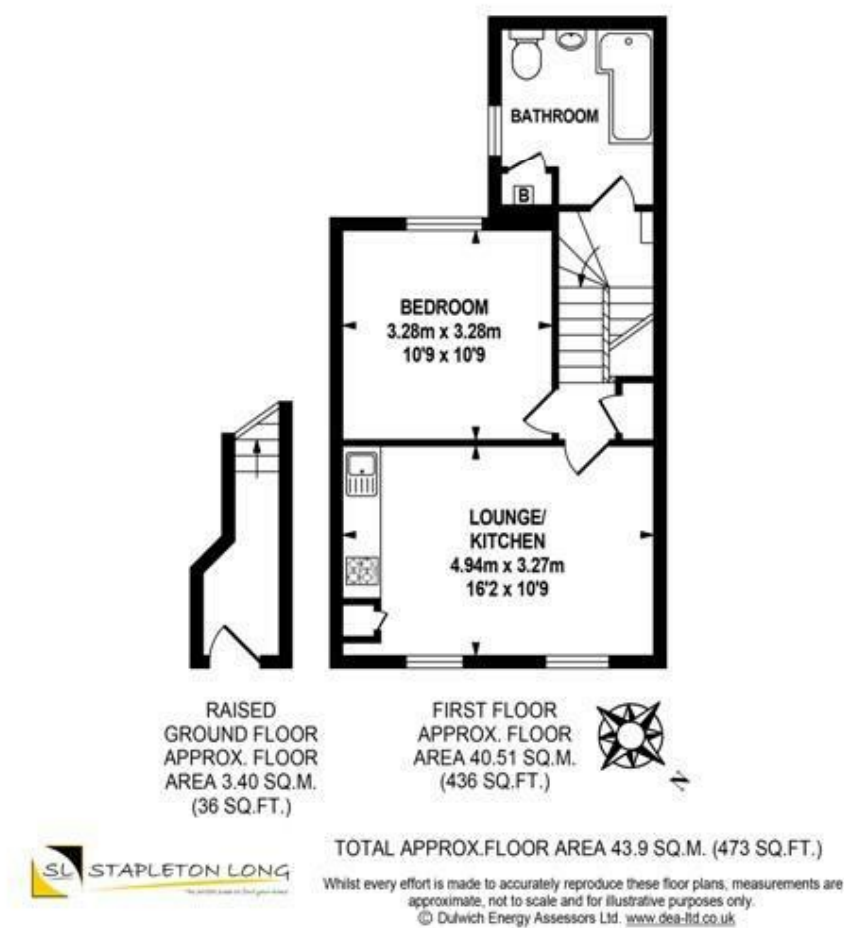
- Holding Deposit: 1 week's rent or £150
- Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

During the tenancy:

- Payments to other third parties: such as Council Tax, utilities or payments for communications services;
- Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and
- Tenancy Transaction Charges: such as requests to vary or assign the tenancy.

Tenant Protection

Stapleton Long is a member of the Royal Institute of Chartered Surveyors (RICS) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme



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