

**Notting Hill Portobello Road W11 3DL Terraced House 2 Bedrooms 96m<sup>2</sup>**

**For Rent : £975 per week Unfurnished**

This beautiful 2 bedroom house with access to Ladbroke Square communal gardens is located on the southern end of Portobello Road, 5 minutes from Notting Hill Gate. It is available on an unfurnished long-term rental basis. Ladbroke Square Gardens is one of London's largest private communal gardens.



2 Bedrooms  
Reception  
Dining Room  
Roof terrace

Access to Ladbroke Sq. Communal Gardens (ca. 7 acres)  
Kitchen  
Bathroom  
Unfurnished

## Notting Hill Portobello Road W11 3DL Terraced House 2 Bedrooms 96m<sup>2</sup>

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### Ground Floor

#### Reception

5.9 m length by 5.5 m width by 2.9 m height

Front aspect sash window, 1 double radiator, fitted wall to ceiling shelving, painted wall, wood floor, recessed ceiling lighting, coal-effect gas fire, telephone point, 6 electricity points, tv point.

#### Kitchen

3.2 m length by 2.5 m width by 2.5 m height

Side aspect sash window opening onto dining room / conservatory, low and high-level fitted cupboards, painted wall, tiled floor, recessed ceiling lighting, 6 electricity points, gas hob and oven, Bosch refrigerator, AEG dishwasher, Zanussi washing machine dryer.

#### Dining Room

3.2 m length by 2.8 m width

Skylight, painted wall, tiled floor.

## First Floor

### Bedroom

4.5 m length by 3.25 m width by 2.75 m height

2 front aspect sash windows, 1 double radiator, fitted floor-to-ceiling wall-to-wall cupboard, painted wall, wood floor, recessed ceiling lighting, telephone point, 6 electricity points, tv point

### Bedroom

3.9 m length by 2.5 m width by 2.3 m height

Rear aspect sash window, 1 single radiator, painted wall, wood floor, recessed ceiling lighting, 6 electricity points.

### Bathroom

3.2 m length by 2.5 m width by 2.2 m height

Side aspect sash window, single radiator, part painted and part tiled wall, wood floor, recessed ceiling lighting, bath with wall-mounted shower, WC, wash hand basin with mixer tap, shaver point, extractor fan.

## Second Floor

### Mezzanine Room

3.6 m length by 2.5 m width by 1.4 m height

Rear aspect window, cupboard space, painted wall, vinyl floor, recessed ceiling lighting, 6 electricity points. Maximum ceiling height of 1.4m.

## Balcony

3.2 m length by 2.8 m width

Wood floor.

## Other Features

### Facade

### Garage

### Garden

Private communal gardens. Keys available subject to application to garden square committee. 3 lawns. 2 tennis courts (use subject to application)