

Royal Crescent Mews London W11

 $\pounds1,\!200$ Per Week - Available 29/08/2017



Beyond your expectations

Royal Crescent Mews London W11

£1.200 Per Week - Available 29/08/2017

Meticulously designed three bedroom mews house, boasting contemporary interior, natural light, large open-plan reception room, patio and garage.

3 Bedrooms | 2 Bathrooms | Under Floor Heating | Dishwasher | Dryer | Elec Hob | Fridge/Freezer | Washer | Patio | Garage.

Description

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment. This meticulously designed, three double bedroom mews house is beautifully presented and offers flexible living and great entertaining space, complete with large open plan kitchen/reception. The master bedroom boasts a walk-in wardrobe and spacious en suite bathroom. The property comprises two further double bedrooms, modern bathroom, patio and garage. Royal Crescent Mews is perfectly located, just a short walk from the open green spaces of Holland Park and Holland Park Avenue with its vibrant shops, cafes and restaurants. The new Westfield Shopping Centre is a popular addition to the area and offers an abundance of well known shops plus a large Waitrose supermarket.

Holland Park underground station (Central line) is a short walk with direct links towards the City.

Furnishing

Furnished



Master Bedroom

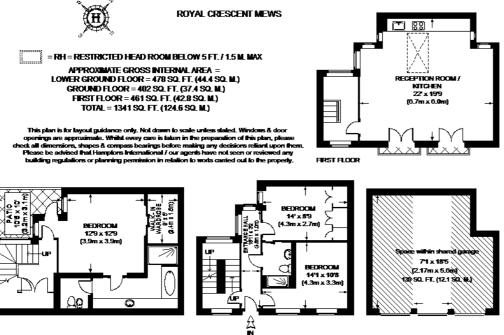


Open Plan Reception

Hamptons Notting Hill Lettings

301 Westbourne Grove, Notting Hill London W11 2QA Tel: 020 7034 0405 - nottinghillettings@hamptons-int.com www.hamptons.co.uk





LOWER GROUND FLOOR

읈 GROUND FLOOR

GROUND FLOOR

SAP 23 March 201 RdSAP, existing dwelling Type of ass Total floor a sment floor area 108 m² metre of floor area, energy efficiency This home's performance is rated in terms of energi based on fuel costs and environmental impact base ficulde (CO₂) er -000 EDD> England & Wales England & Wales The e ne of a The energy efficiency rating is a measu overall efficiency of a home. The higher ent the home is and the ons. The higher the bills are likely to be ating the less impact it has on the e Potential 412 kWh/m² per yea 108 kWh/m² per year Energy use Carbon dioxide emissione 6.7 tonnes per year 6.7 tonnes per year Lighting £143 per year £72 per year £1483 per year £170 per year C1437 per year £170 per yea Hot wate The figures in the table her. To e es, etc.) that are the same an achieve its octential rating clease see the

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

Hamptons Notting Hill Lettings

301 Westbourne Grove, Notting Hill London W11 2QA Tel: 020 7034 0405 - nottinghillettings@hamptons-int.com www.hamptons.co.uk



Beyond your expectations