



An exceptional lateral 2 bedroom apartment positioned over the second floor of this truly impressive modern development, with views over Aubrey Walk. Featuring stunning wood flooring, large windows and a wealth of natural light, this apartment comprises of a stylish double reception room with access to a good size balcony, a separate modern kitchen with fitted integrated appliances. In addition is a spacious master bedroom with plenty of storage, an opulent en-suite bathroom with beautiful marble and a separate bath and shower and vanity unit. There is a further double bedroom suite with access to a good size shower room. In addition the property offers a separate utility room and coat cupboard. Energy Rating C.

The property boasts extensive storage throughout and there is use of a well maintained communal garden for residents of the building. The property also benefits from concierge within the building and secure underground, available only parking by separate negotiation. Situated 0.3 miles from Notting Hill Gate tube and 0.6 miles to the green spaces of Holland Park.

Material Information Parts B&C guidance as follows: Gas - Mains gas central heating. Water and Sewerage - mains water and sewerage. Internet- according to Ofcom, broadband services are available, including fibre. Mobile coverage - according to FTTP Pro, there is 3/4/5G mobile coverage at this address. Parking- enquire with local council Kensington and Chelsea, additional costs may be applicable.

Fees may be applicable to potential tenants, please ask us for more details.

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- Lateral two bedroom property with balcony
 - Within the prestigious Wycombe Square development
 - Unfurnished
 - Parking available by separate negotiation
 - 0.3 miles to Notting Hill Gate
 - Furniture available by separate negotiation

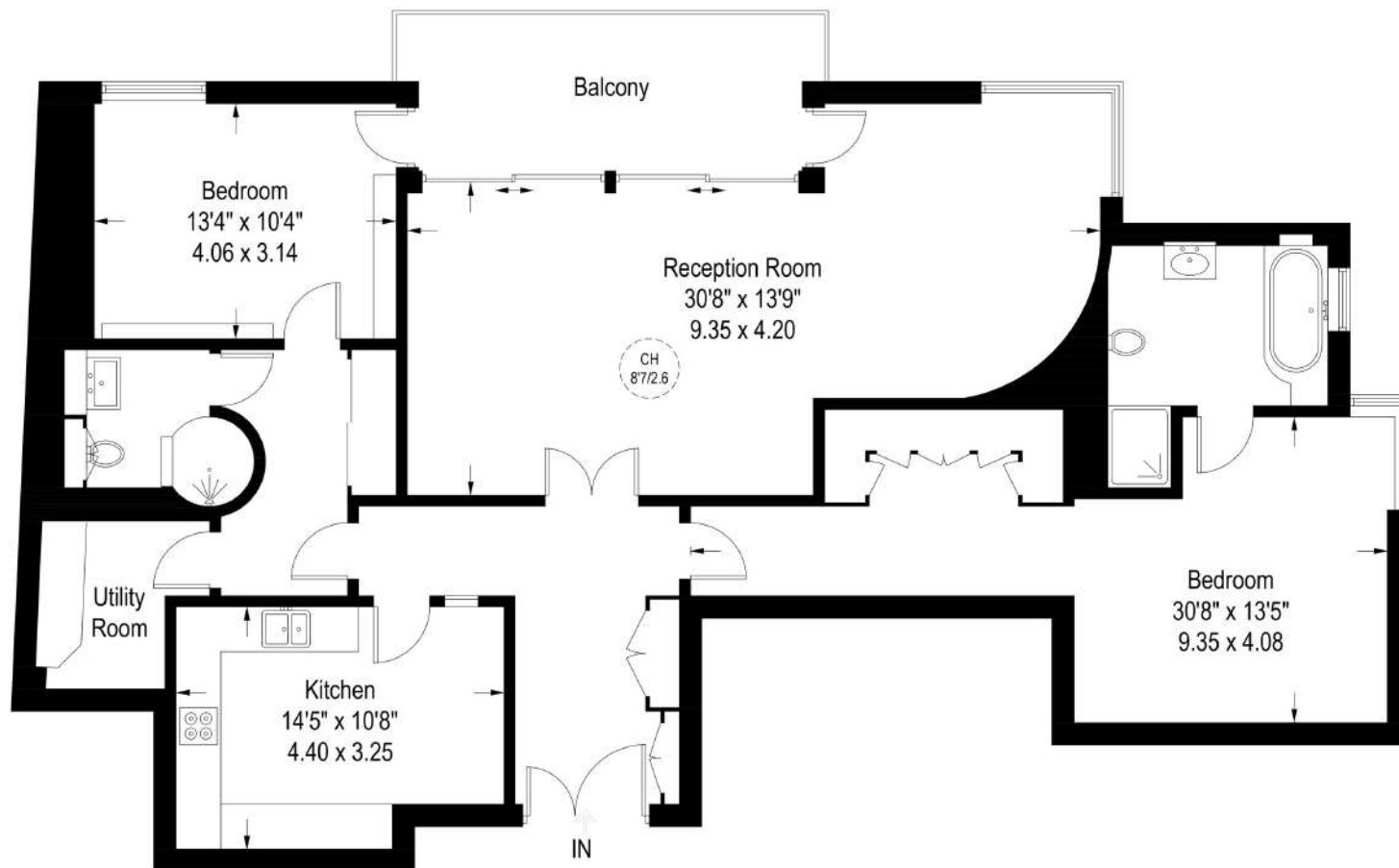








APPROXIMATE FLOOR AREA
Internal Area - 1,423 Sq Ft / 132.2 Sq M



TERMS

Asking Price
£2,168 Per Week (£9,395 PCM)

Local Authority
Royal Borough of Kensington and
Chelsea

Council Tax Band
G

EPC
C

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