

FLAT 28, 166. NOTTING HILL GATE, LONDON, W11 3QT
£3,250 PER MONTH
COUNCIL TAX BAND: E

TRISPENS



FOR THE QUICKEST RESPONSE, PLEASE ENQUIRE ONLINE IN THE VIBRANT AND SOUGHT-AFTER AREA OF NOTTING HILL GATE, THIS CHARMING FLAT OFFERS A DELIGHTFUL BLEND OF COMFORT AND CONVENIENCE. SPANNING AN IMPRESSIVE 635 SQUARE FEET, THE PROPERTY FEATURES TWO WELL-PROPORTIONED BEDROOMS, MAKING IT AN IDEAL CHOICE FOR PROFESSIONALS, COUPLES, OR SMALL FAMILIES SEEKING A STYLISH URBAN RETREAT.

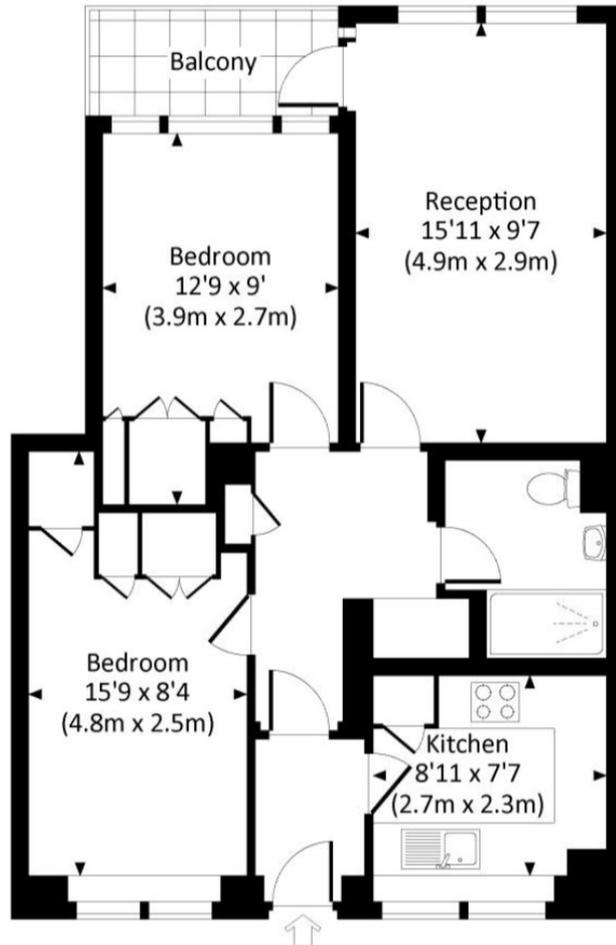
UPON ENTERING, YOU ARE WELCOMED INTO A SPACIOUS RECEPTION ROOM THAT SERVES AS THE HEART OF THE HOME. THIS INVITING SPACE IS PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING AFTER A LONG DAY. THE FLAT BOASTS A WELL-APPOINTED BATHROOM, ENSURING THAT ALL YOUR DAILY NEEDS ARE MET WITH EASE.

THE LOCATION OF THIS PROPERTY IS TRULY EXCEPTIONAL. NOTTING HILL GATE IS RENOWNED FOR ITS ECLECTIC MIX OF SHOPS, CAFES, AND RESTAURANTS, PROVIDING A VIBRANT ATMOSPHERE THAT IS HARD TO RESIST. WITH EXCELLENT TRANSPORT LINKS NEARBY, YOU WILL FIND YOURSELF WELL-CONNECTED TO THE REST OF LONDON, MAKING COMMUTING A BREEZE.

TIM LAWLER
02035181625
HELLO@TRISPENS.CO.UK

GATE HILL COURT, W11

Approx. gross internal area
631 Sq Ft. / 58.6 Sq M.



FIFTH FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	