



## PORTLAND ROAD, NOTTING HILL, W11

£850 per week

<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Furnished</b>	Unfurnished
<b>Availability</b>	now
<b>Outdoor Space</b>	Roof Terrace
<b>Parking</b>	Residents Permit

### CHARMING 2 BEDROOM MAISONETTE WITH ROOF TERRACE

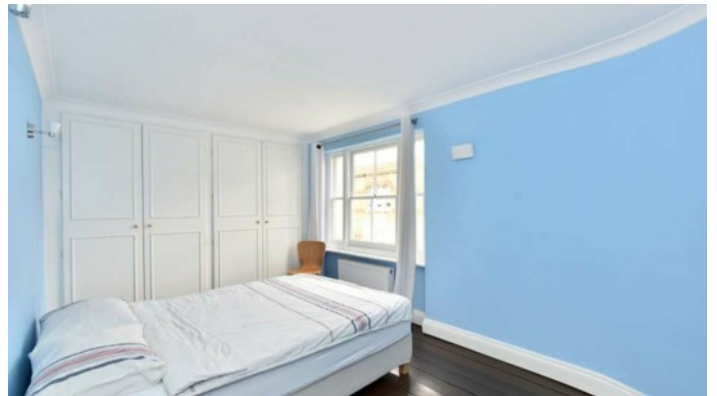
Newly refurbished to an extremely high standard, this superb maisonette offers bright and spacious accommodation and includes a magnificent roof terrace. The property also benefits from its own entrance and wood flooring throughout. 1,002 sq.ft.

#### Features

Entrance Hall, Cloakroom, Reception Room, Fully Fitted Eat-In Kitchen With All Machines, 2 Double Bedrooms, 2 En-Suite Bathrooms, Large Roof Terrace.



SUSAN METCALFE  
RESIDENTIAL



10 HOLLYWOOD ROAD CHELSEA SW10 9HY  
020 7581 3349 www.susanmetcalfe.com info@susanmetcalfe.com

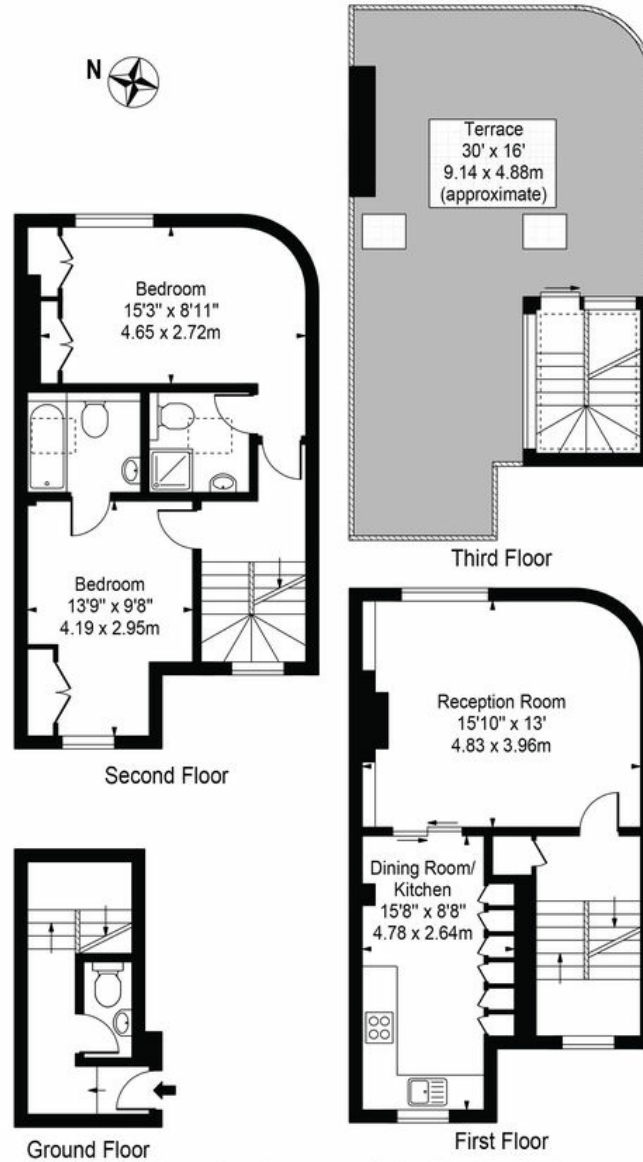




SUSAN METCALFE  
RESIDENTIAL

## Portland Road, Holland Park

Approx. Gross Internal Area 1002 Sq Ft - 93.09 Sq M

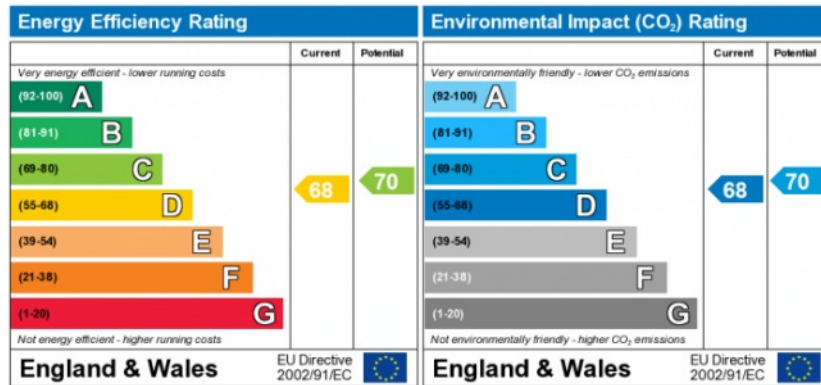


For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

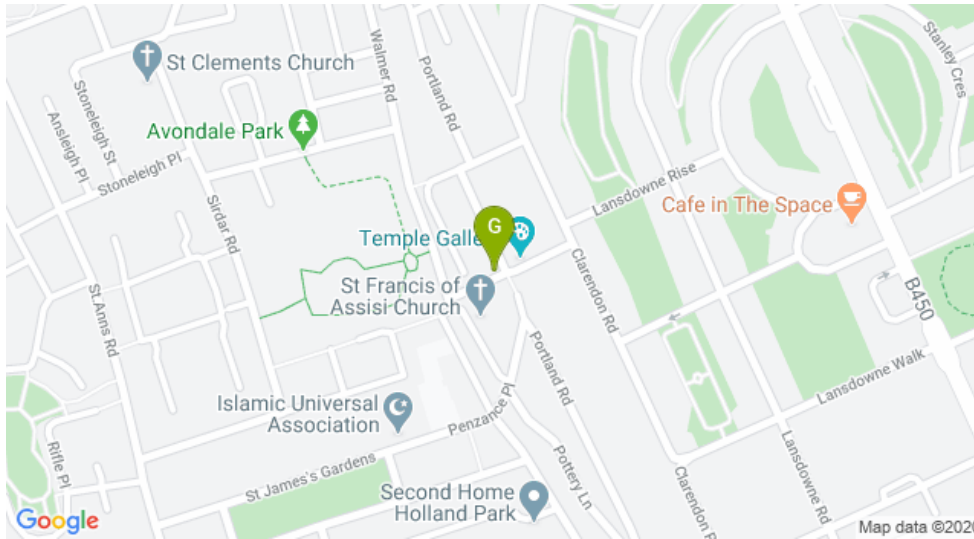


# SUSAN METCALFE RESIDENTIAL



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



### INFORMATION FOR TENANTS

After an offer is accepted by the Landlord, which is subject to contract and acceptable references, the first rent and a deposit are payable in advance. Any rent advertised is pure rent.

### IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349 www.susanmetcalfe.com info@susanmetcalfe.com

