



Dawson Place, Notting Hill W2

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# Dawson Place, Notting Hill

## W2

Wonderfully located on this most sought-after prime Notting Hill road, this superb property is flooded with natural light. The accommodation comprises a bright and open plan southerly reception room, newly fitted kitchen, generous double bedroom with lovely views over gardens, and en suite bathrooms.

The principal bedroom has a walk-in wardrobe and an en suite elegantly presented grey stone bathroom with a walk-in shower and two double sinks.

The reception leads nicely into the generously sized and private wrap-around garden area, which provides sunken outdoor seating, perfecting for entertaining and relaxation.



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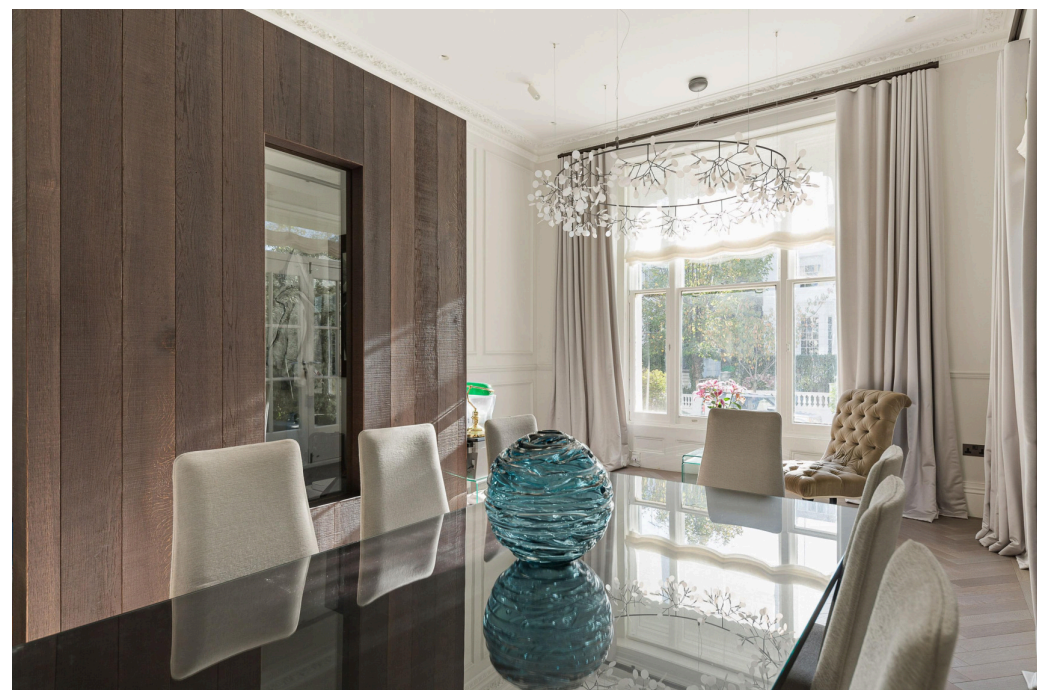
**Guide price:** £3,850 per week

**Furniture:** Unfurnished

**Minimum length of tenancy:** 12 months

**Deposit:** £23,100

**Local authority:** Royal Borough of Kensington and Chelsea

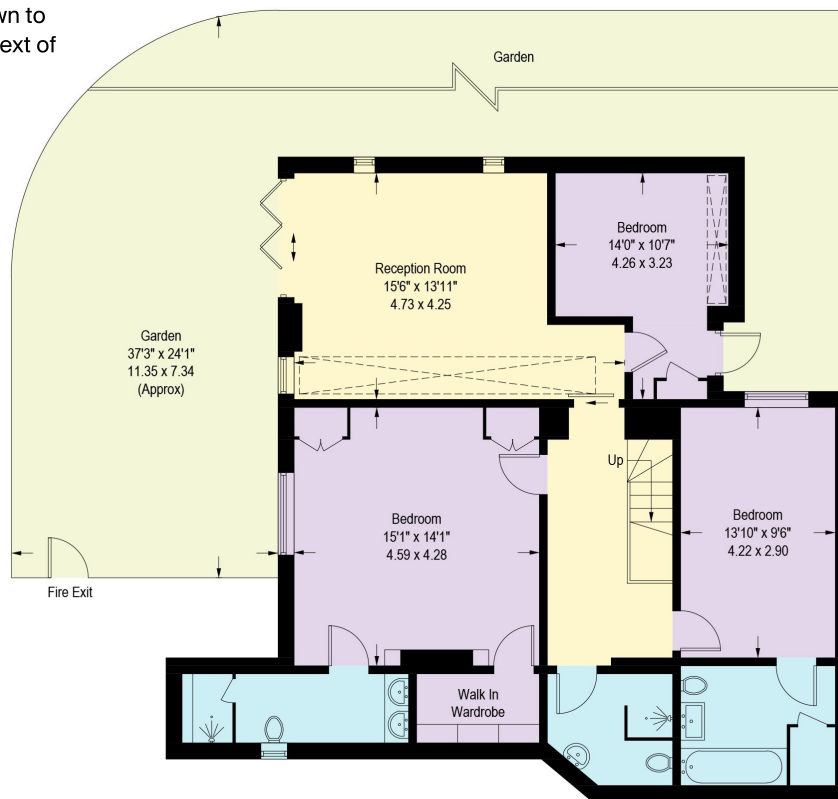




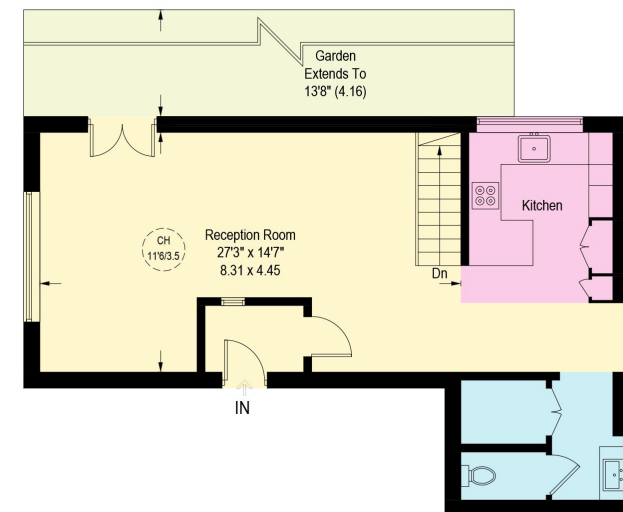


## Approximate Gross Internal Floor Area 162.5 sq m / 1749 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor



Ground Floor

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](https://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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