



Artesian Road, Notting Hill W2

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A perfectly positioned family house in the heart of Notting Hill. With large metal front doors with animal representations, and metal pillars holding up the first-floor balcony this house stands out. The house benefits from a versatile living layout, and one of the bedroom suites can be used as a study. The first-floor reception features 3.7 metres ceiling height, and doors that lead out onto the roof terrace. The lower ground features 3 bedrooms that include wardrobes and 2 bathrooms. The ground floor has an excellent open living arrangement; the kitchen with family room which has access to the courtyard and a games room. The principal bedroom with a dressing area and ensuite bathroom is arranged on the second floor and a further bedroom suite on the top floor.



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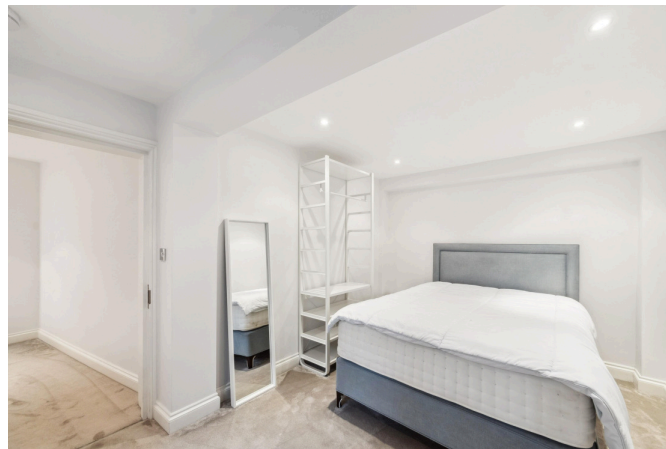
Guide price: Long let £6,500 Short let £12,500 per week

Furniture: Available furnished/unfurnished

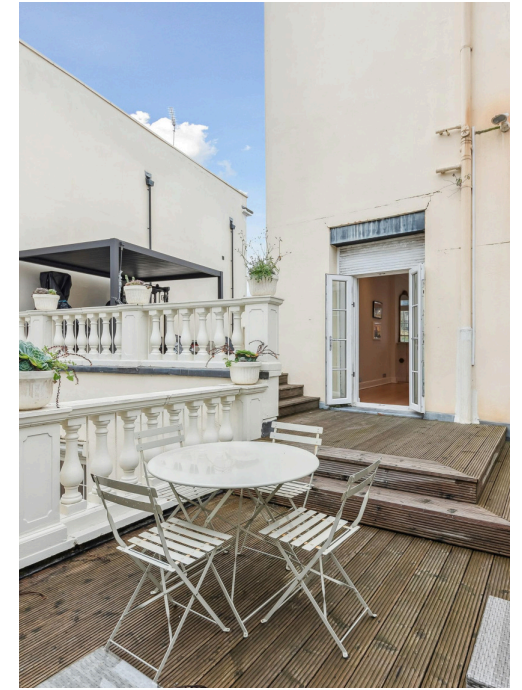
Local authority: Westminster City

Council tax band: H



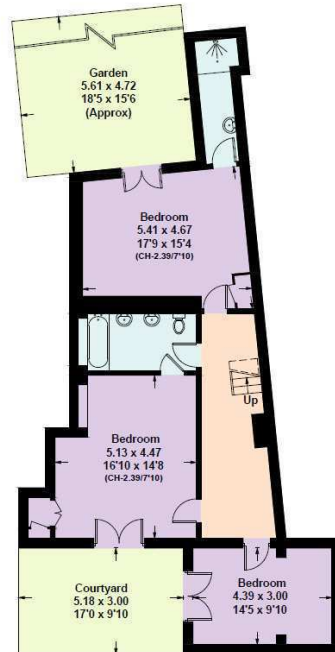




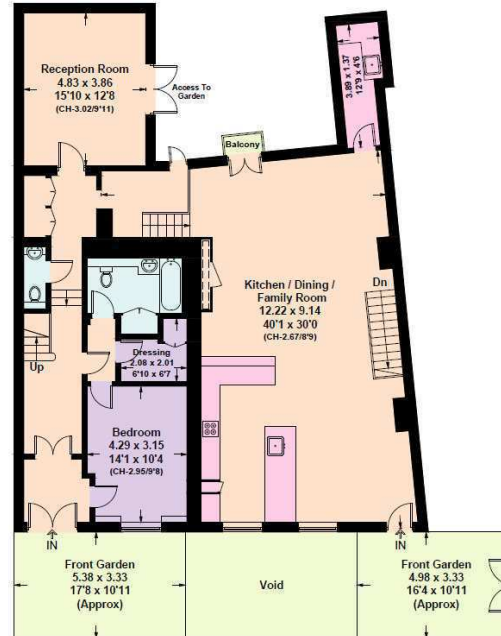


Approximate Gross Internal Floor Area
376.4 sq m / 4051 sq ft

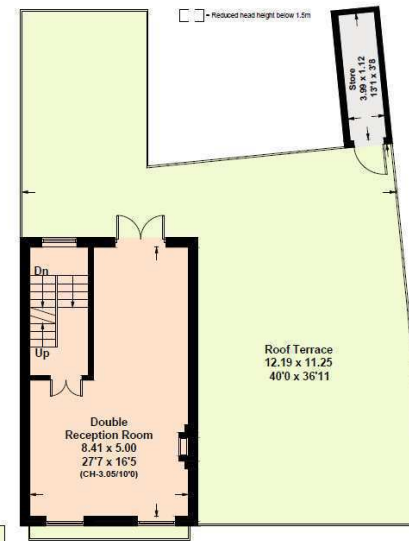
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



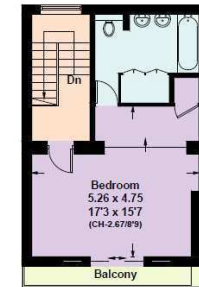
Lower Ground Floor
87.9 sq m / 946 sq ft
Including Limited Use Area
(0.4 sq m / 4 sq ft)



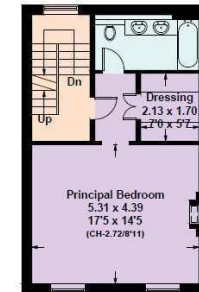
Ground Floor
159.2 sq m / 1714 sq ft
Including Limited Use Area
(0.7 sq m / 8 sq ft)



First Floor
43.1 sq m / 464 sq ft
Including Limited Use Area
(0.2 sq m / 2 sq ft)



Second Floor
40.8 sq m / 438 sq ft



Second Floor
45.4 sq m / 489 sq ft
Including Limited Use Area
(0.5 sq m / 5 sq ft)

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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. 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. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated December 2023. Photographs and videos dated December 2023.

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