



Leinster Square, Notting Hill W2

 **Knight
Frank**

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A superb one bedroom garden flat to rent, situated on a popular communal garden square in Notting Hill. The apartment benefits from character features including beautiful parquet wood flooring and a feature gas fireplace.

The reception space is bright and spacious and leads to a fully fitted kitchen and French doors open out to a private terrace with steps leading directly up into the communal garden. The property further benefits from a double bedroom, dressing room, bathroom and separate WC.



Guide price: £800 per week

Furniture: Furnished

Minimum length of tenancy: 12 months

Deposit: £4,000

Local authority: City of Westminster

Council tax band: F

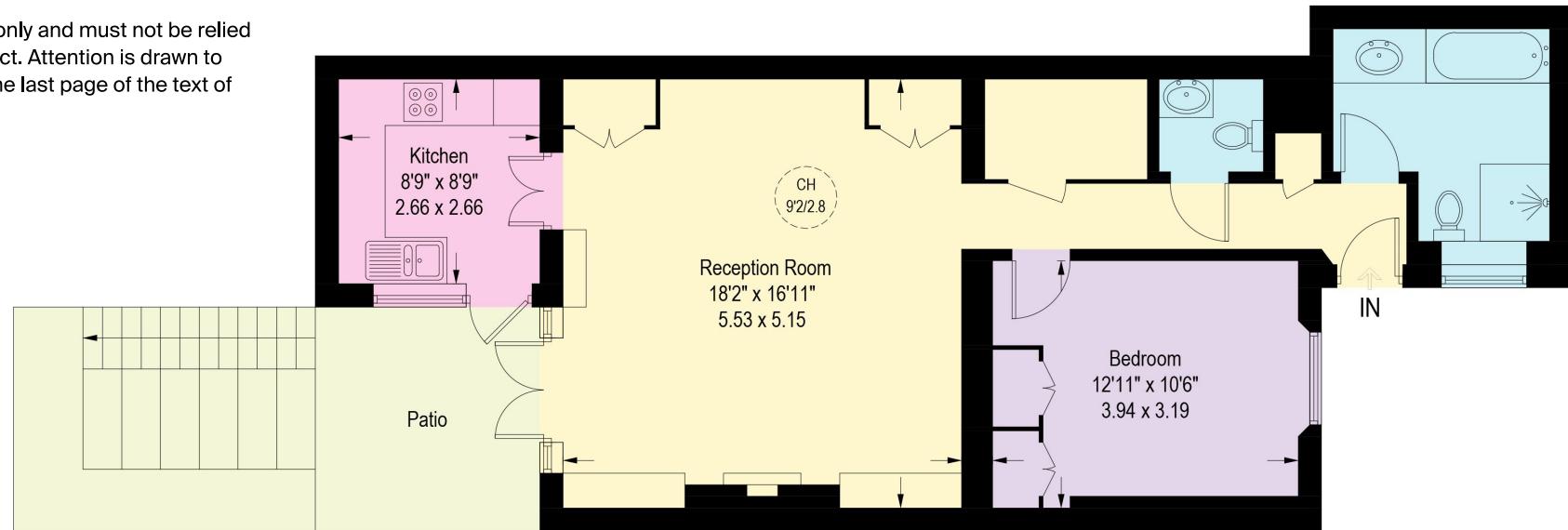






Approximate Gross Internal Floor Area 70.7 sq m / 761 sq ft

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.



Knight Frank

Notting Hill Lettings

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I would be delighted to tell you more

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Lower Ground Floor



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/tenants. 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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