

Ledbury Road, W11

£990 p/w - Short Let

Available for short let and set on the first floor of a Victorian conversion, this modern, two-bedroom apartment offers a tranquil, open-plan living area / kitchen space with sash windows and cream walls. The home also benefits from a private balcony which is accessible via both double bedrooms.

Ledbury Road is one of Notting Hill's prime residential streets, lying within close proximity to both Portobello Road and Westbourne Grove. Westbourne Park Underground [Circle and Hammersmith & City lines] is the closest transport link.

- Open-plan reception
- Modern kitchen
- Two double bedrooms
- Family bathroom
- Balcony
- Royal Borough of Kensington & Chelsea
- Approx. 497 sq ft / 46 sq m. EPC=C






Map




 Ledbury Road, W11

Local Information




Architecture

-  Duck & Shed
-  Atelier Chang
-  Helm Architecture

Art & Culture

-  Flow Gallery
-  London WEST BANK Gallery
-  Electric Cinema




Design

-  Ross Lovegrove
-  Themes & Variations
-  Graham & Green




Fashion

-  Caramel
-  Alice Temperley
-  Matches




Food & Drink

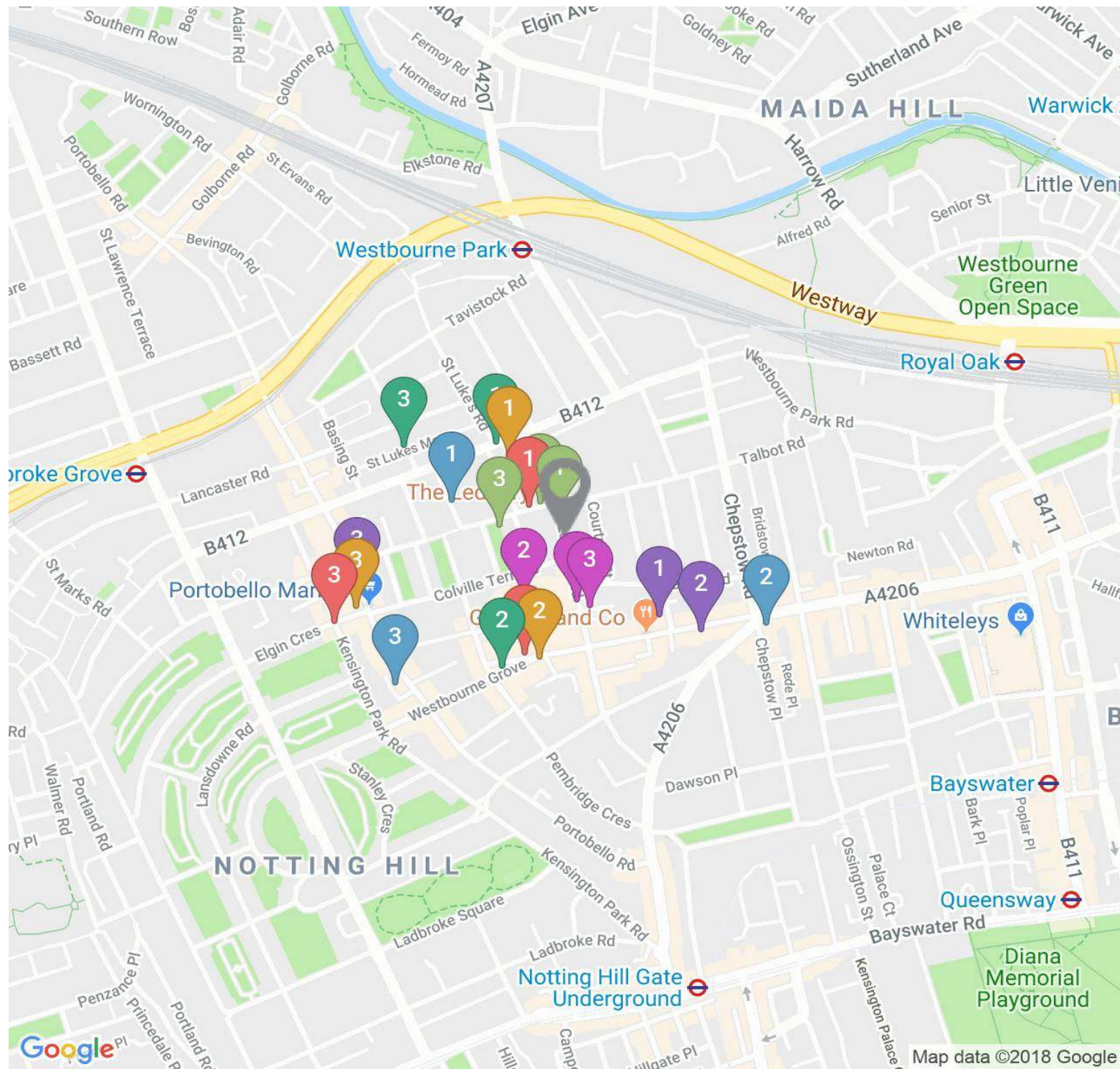
-  The Ledbury
-  NAMA
-  Raoul's

Indulge

-  Strip
-  Bodyism
-  Boutique Spa

Shopping

-  Mutz Nutz
-  Wild At Heart
-  Portobello Music

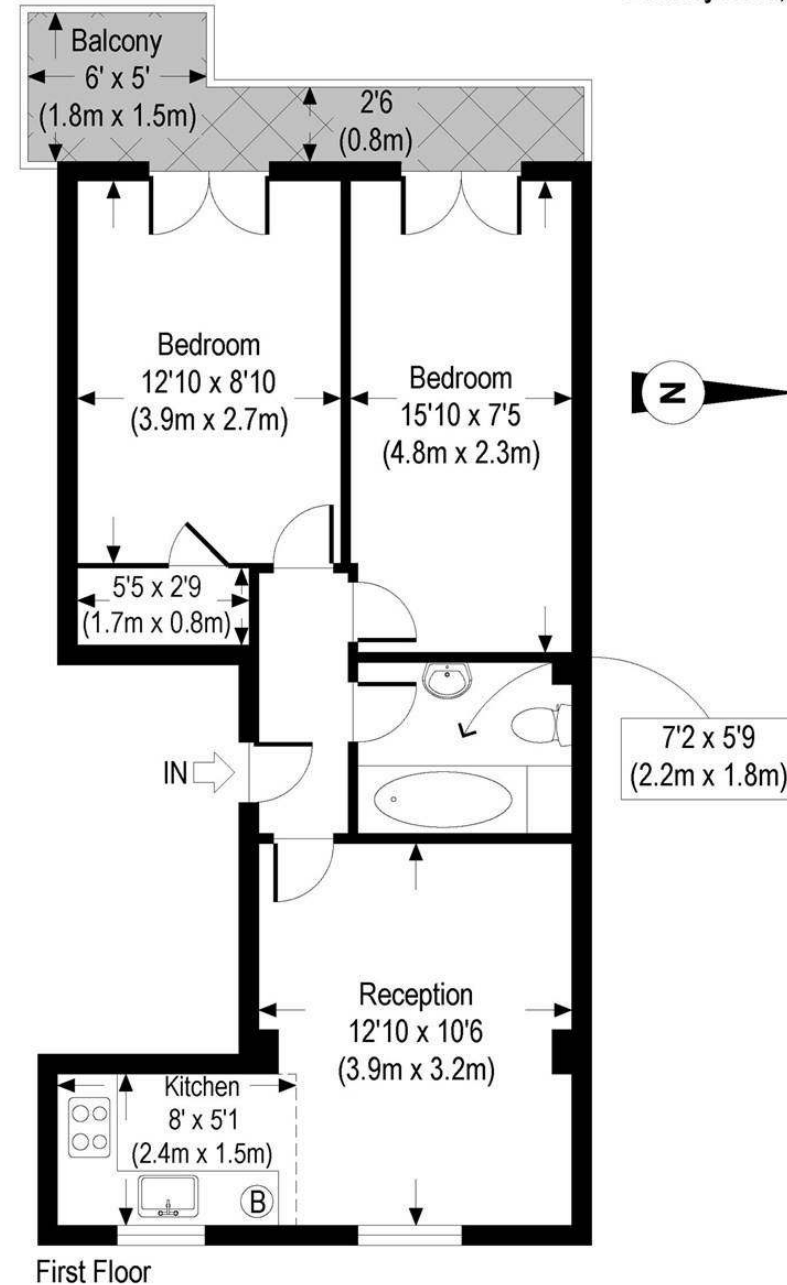


Floor plan

This image is illustrative only

(Not to scale)

Ledbury Road, W11



Approx. Gross Internal Floor Area **497 Sq Ft / 46 Sq M.**

DOMUS2694-F: This Image Is Illustrative Only - Not To Scale: Copyright: The Image Tailor Ltd. 2012.

Contact

1 Domus Nova Notting Hill

17 Kensington Park Road, London W11 2EU

020 7727 1717

nottinghill@domusnova.com

2 Domus Nova Bayswater

78 Westbourne Grove, London W2 5RT

020 7221 7817

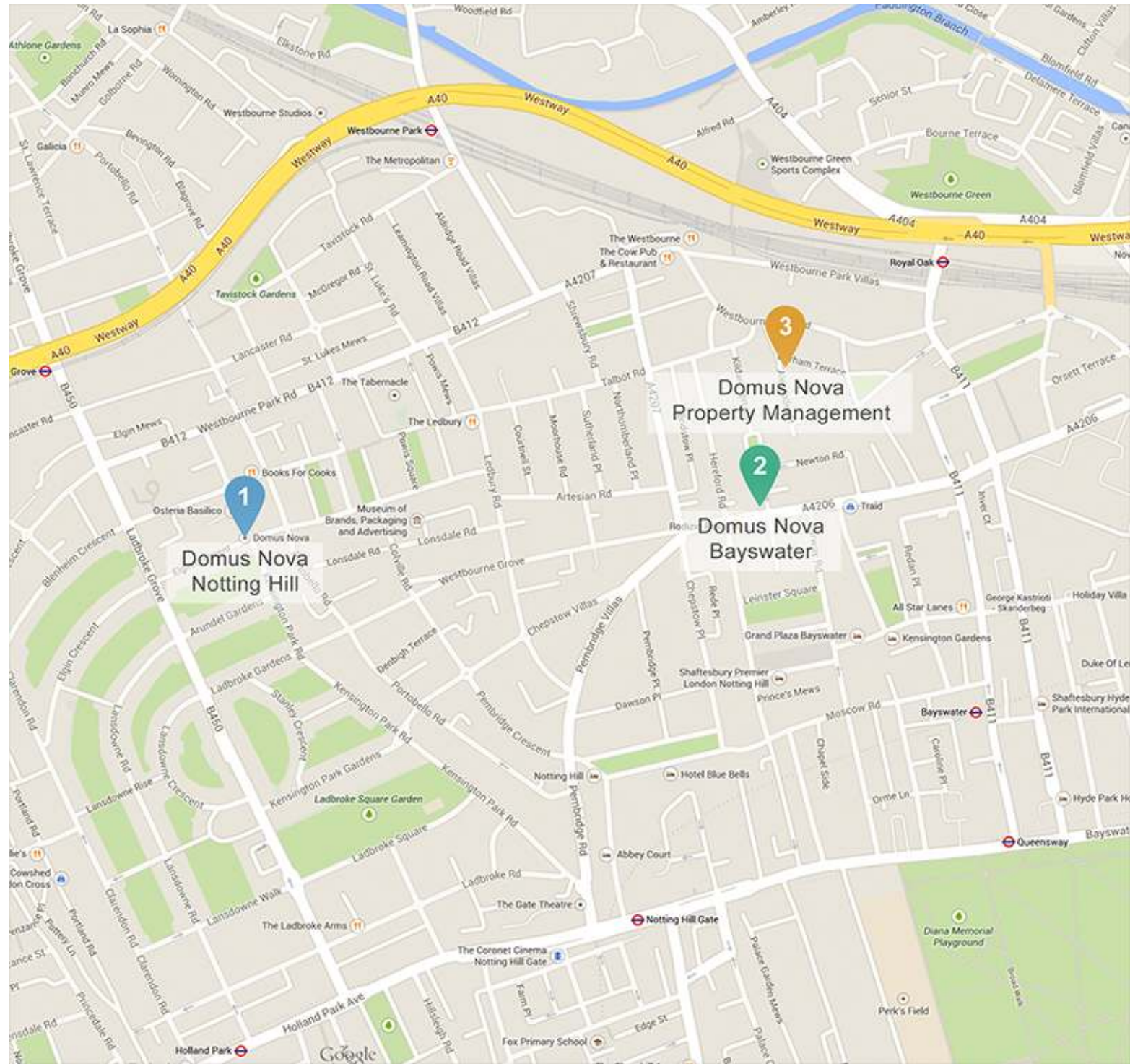
bayswater@domusnova.com

3 Domus Nova Property Management

37 Alexander Street, London W2 5NU

020 7908 9338

management@domusnova.com



Tenant letting fees

Whether you are renting on a short or long term basis through Domus Nova, below are the only letting fees that may apply throughout your tenancy. If you have any questions about our fees, please don't hesitate to contact the Domus Nova Lettings team.

Move in (once offer agreed)

- **Tenant start-up fee.** Contract negotiation, amending, agreeing tenancy terms and arranging the tenancy and tenancy agreement - £240 + VAT (£288 including VAT) per tenancy

- **Reference fee.** Processing the application for referencing, identity and immigration status check - £35.00 + VAT per person referenced (all tenants and guarantors) (£42.00 including VAT per person referenced)

- **Failed reference check.** If you do not pass the reference check, you are liable for the full cost of the reference fee - £35.00 + VAT per person referenced (all tenants and guarantors) (£42.00 including VAT) per person

- **Withdrawing from tenancy.** Cost of work carried out in the preparation of the tenancy agreement and pre-tenancy works completed for your anticipated move in. Once your offer is accepted, you will be asked to pay the equivalent of two week's rent which contributes towards your initial rental payment. A receipt for these funds will be provided. Should you decide to withdraw from the tenancy, any reasonable charges already incurred in the preparation of your tenancy agreement and for pre-tenancy works already completed, shall be deducted from your two week's payment, to a maximum of £240.00 + VAT (£288.00 including VAT) per tenancy.

During your tenancy

- **Change of tenant and / or occupant fee.** Amending the tenancy and tenancy agreement, as well as identity and immigration status checks for new tenants and / or occupants - £100.00 + VAT per person (£120.00 including VAT)

- **Reference fee.** Processing the application for referencing for any new tenants or occupants (including credit checks, bank, guarantor, previous landlord) - £35.00 + VAT per person referenced (all tenants and their guarantors) (£42.00 including VAT per person referenced)

- **Tenancy agreement renewal fee.** Contract negotiation, amending, agreeing tenancy terms and arranging the tenancy agreement/memorandum of renewal and or extension agreement - £150.00 + VAT per property (£180.00 including VAT)

- **Unpaid rent / returned payments** - £35 + VAT (£42 including VAT) per unpaid or returned payment.

Interest shall be payable from the date on which the rent was due until the date on which the rent is actually paid. Interest will be charged at 4% above the base rate of the Bank of England.

Ending your tenancy

- **Inventory check out costs (paid at end of tenancy)** - The cost of this depends on the size of the property, whether the property is furnished or unfurnished and whether there is an outdoor area belonging specifically to the property. Quotes can be obtained on request. Any missed appointments or cancellations may incur a fee payable to the third-party inventory clerk.

- **Professional clean** - This is charged on the same basis as the 'Inventory check out costs'. Quotes can be obtained on request.

About Domus Nova

Domus Nova is a member of **The Property Ombudsman**

Domus Nova does not currently have client money protection.

Tenancy Deposit Protection Scheme: **Deposit Protection Service**

Independent redress provided by: **The Property Ombudsman**



DOMUSNOVA.COM