

Horbury Crescent

Notting Hill, W11



An impressive five-bedroom period house situated on this sought after street in Notting Hill.

This spacious house offers excellent entertaining space and comprises a reception room with fireplace and a cinema room attached, a large open plan kitchen, dining and family room with access to a secluded west facing private garden.



2 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



4,382.95 SQ FT



**PRICE
£9,750 PW**



The property

Boasting a large open plan kitchen, dining, and family room with access to a secluded west facing private garden, this superb property offers plenty of space for entertaining with two reception rooms, a fireplace and cinema attached. It also comprises a master bedroom, with built in storage and an en-suite bathroom, four further double bedrooms and three further bathrooms.

Location

Additionally this property benefits from access to Ladbroke Square Gardens and is situated moments from Notting Hill Gate and the central line.







Floorplans

Gross internal area 4,382.95 sq ft (407.19 sq m)

For identification purposes only.

General

Price: £9,750 pw *plus charges

Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax: Band H

EPC Rating: E

Parking: Residents' parking

Broadband: Is installed at the property

*The following Tenant Charges may apply prior to tenancy commencement: Tenancy Agreement £354 (inc VAT),

Credit References per application £70 (inc VAT).

All advertised prices are exclusive of utility and other associated services; struttandparker.com/tenantcharges.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2025. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

