



ANGLEBURY, LONDON, W2

£470,000 LEASEHOLD (86 YEARS REMAINING)

A SPACIOUS AND WELL-PROPORTIONED ONE DOUBLE BEDROOM FLAT WITH A BALCONY AND AMPLE STORAGE SITUATED ON THE SECOND FLOOR AND THIRD FLOOR OF A PURPOSE-BUILT BLOCK, JUST OFF TALBOT ROAD.

1 Bedroom, 1 Reception Room, 1 Bathroom, Flat/Apartment, Balcony, Service charge £1,200 p/a, Ground Rent £10 p/a

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DESCRIPTION:

Situated on the second and third floor of this purpose-built block located just off Ledbury Road and Talbot, the flat benefits from second floor lift access directly into the flat. The accommodation comprises a spacious reception room with a balcony overlooking the courtyard below, a large separate kitchen, bathroom and bedroom. The flat has ample storage throughout, with cupboards located in the living room, bathroom and upper landing.

LOCATION:

Anglebury is in the heart of Notting Hill, crossing Westbourne Grove at its most popular section with a host of boutiques and restaurants just moments away. The property sits north of Talbot Road, within easy walking distance of all the transport connections of Notting Hill Gate and a very short walk from Westbourne Park underground station.

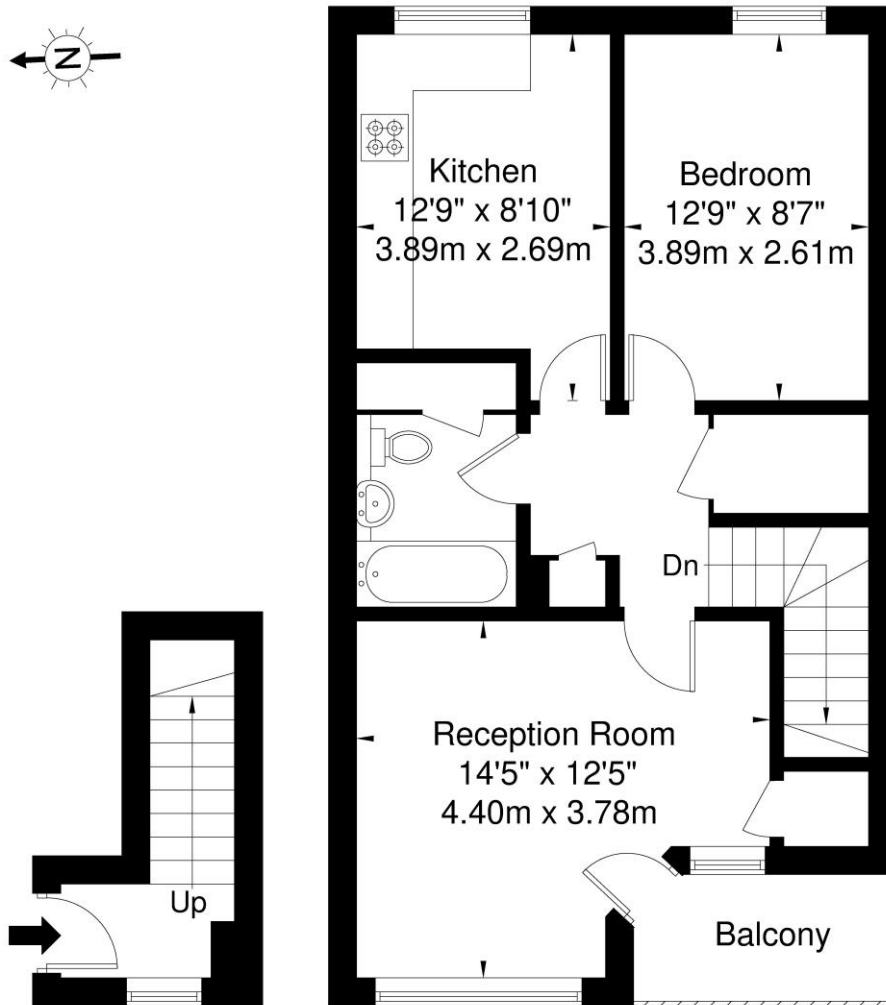
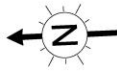
LOCAL AUTHORITY AND COUNCIL TAX BAND:

City of Westminster (Band C)



Anglebury Talbot Road, W2 5LE

Approx Gross Internal Area = 55.3 sq m / 595 sq ft



Second Floor

Third Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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