

Wesley Square, W11

2 1 1

£599,950 *Share of Freehold*

A fantastic and unique property situated within Wesley Square, an exclusive private development centred around beautifully maintained communal gardens, offering a wonderfully peaceful setting and quiet outlook to the rear.

KEY FEATURES

- Exclusive private garden square
- CGI enhanced images
- Beautifully maintained communal gardens
- Private front garden
- Bespoke open-plan kitchen/reception room
- Flexible additional reception/sleeping area
- Spacious bedroom with excellent natural light
- Share of Freehold





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Arranged over two levels, the accommodation comprises a bespoke open-plan kitchen/reception room with modern fixtures and fittings, a spacious upper reception room currently arranged as a sleeping area, a generous bedroom with excellent natural light and a modern family bathroom. The property is approached through its own private front garden directly from the beautiful car-free garden square.

Built in 1979, Wesley Square is a charming development of just 50 houses, maisonettes and flats, with the residents collectively owning the freehold and enjoying a strong sense of community.

Located just off Lancaster Road, the property is moments from Portobello Road, Golborne Road and their fantastic selection of shops, cafés and restaurants. Ladbroke Grove Underground Station (Hammersmith & City and Circle Lines) is also within easy walking distance.













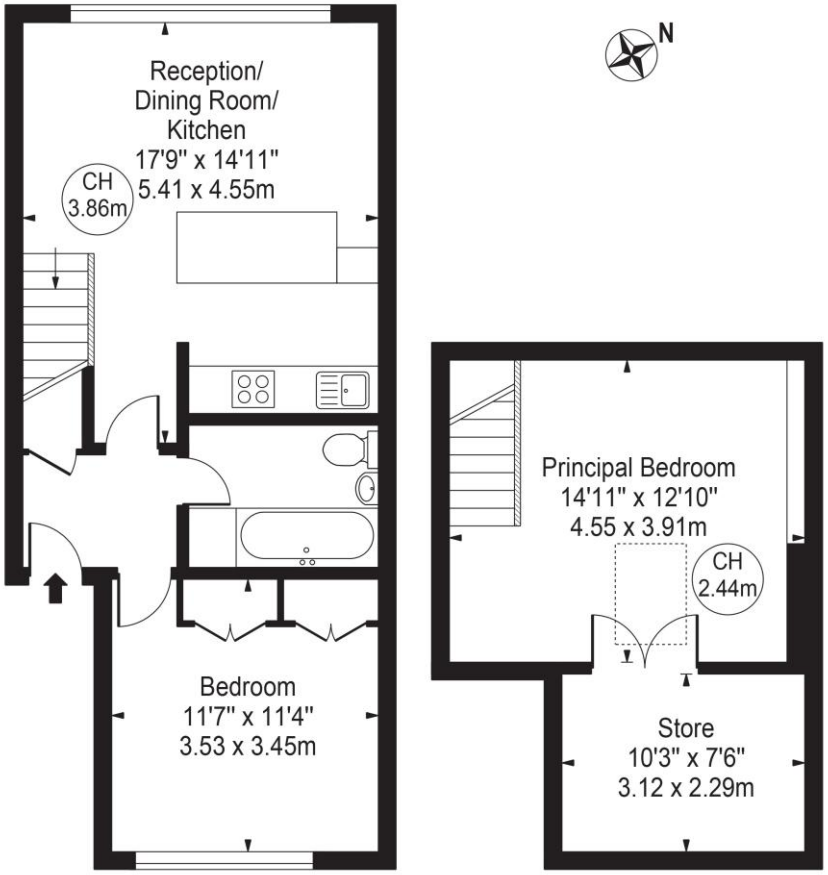


MATERIAL INFO

Tenure: Share of Freehold
Term: 899 year and 10 months
Service Charge: £3000 per annum
Sale Fee upon Resale : 2 %
Ground Rent: Peppercorn
Council Tax Band: RBKC Band E
EPC rating: C

Wesley Square

Approx. Gross Internal Area 753 Sq Ft - 69.96 Sq M

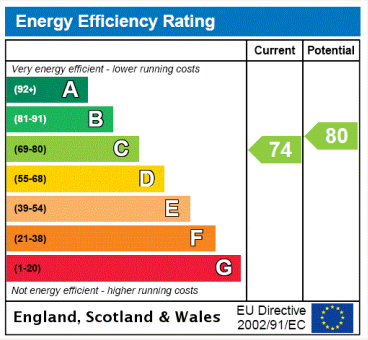


Second Floor
(480 Sq Ft - 44.59 Sq M)

Mezzanine
(273 Sq Ft - 25.36 Sq M)

For Illustration Purposes Only - Not To Scale

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