



Aldridge Road Villas, W11

Offers Over £600,000 *Share of Freehold*



A bright, well-appointed first-floor one-bedroom apartment in Notting Hill, blending modern comfort with effortless style.

KEY FEATURES

- First Floor
- Bay Window
- Modern Finish
- Wood Floors
- Share of Freehold
- High Ceilings



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

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This first-floor flat offers 442 sq. ft of internal space, arranged for comfortable living. Inside, you'll find an open-plan kitchen and reception area, where a generous bay window draws in plenty of natural light throughout the day. The bedroom is well sized and includes built-in wardrobes, along with a sleek, modern en-suite. There's also a separate guest WC, conveniently positioned just off the entrance hall.

Aldridge Road Villas is a peaceful, tree lined residential street running north from Westbourne Park Road, a short walk from the shops and restaurants of Westbourne Grove and Portobello Road. Westbourne Park underground is just a moment away.

MATERIAL INFO

Tenure: Share of Freehold

Term: 87 years and 3 months

Service Charge: £1,685 per annum

Council Tax Band: D (Westminster)

EPC rating: D

UTILITIES

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>





ALDRIDGE ROAD VILLAS, W11

APPROXIMATE GROSS INTERNAL AREA

442 Ft² - 41.08 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS250227>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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