



Dawson Place, W2

£1,850,000 *Share of Freehold*



A cleverly designed, smart and contemporary two-bedroom top floor flat with private terrace and balcony.

KEY FEATURES

- 2 Bedrooms
- Top Floor Flat
- Private Roof Terrace and Balcony
- Share of Freehold
- 881 Sq Ft



Notting Hill Sales

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This fantastic two bedroom is presented in wonderful condition and makes clever use of all the space to create a contemporary but comfortable living space. Situated on the top floor of an impressive period conversion, this flat is flooded with natural light, has a separate fully fitted kitchen, large reception room with a fireplace and spacious dining area. The principal bedroom offers plenty of storage and en-suite shower room, whilst the second bedroom, also a double, is ample size also with storage and separate shower room. The property boasts not only a spacious, south facing decked terrace, but a smart balcony running the width of the property accessed by both the living room and bedroom. There is a large eves storage area, above the hallway extending to 227sq.ft.

Dawson Place is an ideal situation, located just off Pembridge Villas, moments from the numerous bars, boutiques and restaurants of Westbourne Grove whilst being a short walk to the fantastic transport links at Notting Hill Gate and Queensway and Paddington Station.

Utilities:

Electricity – Mains

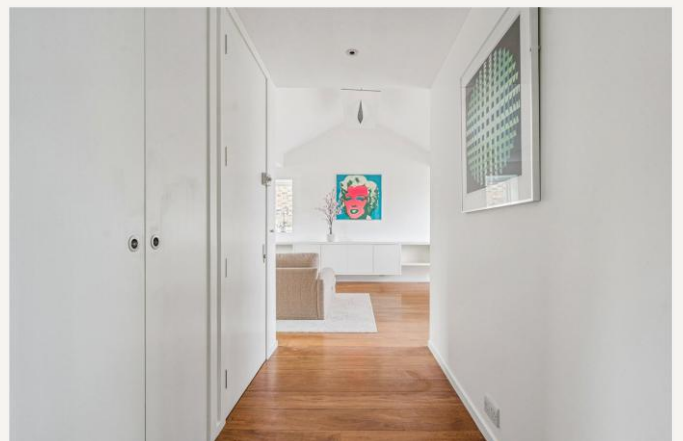
Water – Mains

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>



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 95 year and 11 months
Service Charge: £2,553 per annum
Council Tax Band: G (RBKC)
EPC rating: C
Is the property listed: Property is not listed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	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/NHS250170>

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.



DAWSON PLACE, W2

APPROXIMATE GROSS INTERNAL AREA

881 Ft² - 81.8 M²

(Excluding Store)

Store : 227 Ft² - 21.07 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



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