

Westbourne Grove, London, W11

1 1 1

£650,000 *Leasehold*

Light-Filled Top Floor Sanctuary with Vaulted Ceilings in Prime Westbourne Grove.

KEY FEATURES

- Prime Westbourne Grove location
- Top floor flat
- Vaulted ceilings & skylights
- South-facing to rear
- Second-floor private entrance
- Spacious open-plan living





Notting Hill Sales

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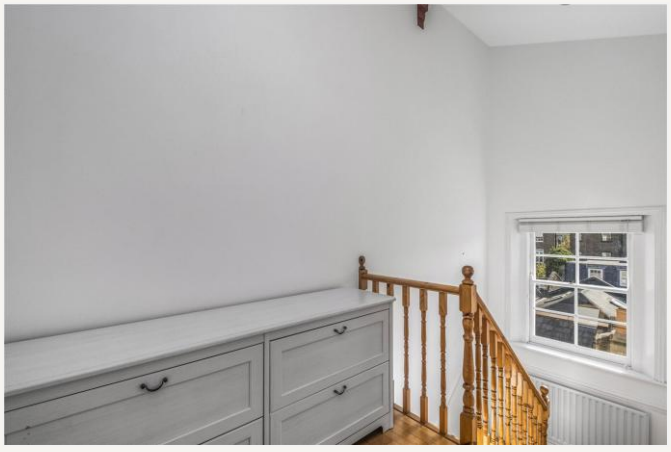
for every step...



Occupying a prized position on the top floor, this bright and beautifully proportioned one-bedroom apartment delivers exceptional volume and architectural flair. Entered via the second floor with its own private staircase rising to the top floor, the home immediately impresses with soaring vaulted ceilings and multiple skylights that bathe the interior in natural sunlight throughout the day. The spacious open-plan reception room and kitchen measure nearly 17 ft, creating an airy, open environment ideal for relaxed living and entertaining. Set to the rear with a desirable southern aspect, the bedroom offers a quiet, peaceful retreat complete with fitted storage. Combining volume, light, and clever layout design, this top-floor flat presents a rare opportunity in one of Notting Hill's most sought-after addresses.



Situated on prime Westbourne Grove, this property benefits from an enviable location in the heart of fashionable Notting Hill. Step outside to find world-class boutiques, artisan bakeries, stylish cafes, and acclaimed restaurants including local favourites like Granger & Co., Daylesford Organic, and Ottolenghi right on your doorstep. The world-famous Portobello Road Market and the green open spaces of Kensington Gardens and Hyde Park are only a short stroll away. Transport links are excellent, with Notting Hill Gate (Central, Circle & District lines), Westbourne Park, and Queensway Underground stations providing quick and easy access into the West End, the city, and beyond.



MATERIAL INFORMATION

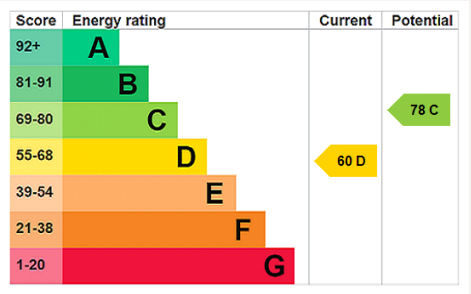
Tenure: Leasehold
Term: 121 years and 2 months
Service Charge: £1,000pa Approx.
Ground Rent: £200 Annually (subject to increase)
Council Tax Band: D (RBKC)
EPC rating: D
Is the property listed: Property is not listed



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





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

https://www.winkworth.co.uk/sale/property/NHS260010

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.

WESTBOURNE GROVE, W11

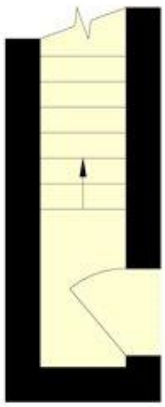
APPROXIMATE GROSS INTERNAL AREA

534 Ft ² - 49.65 M ²

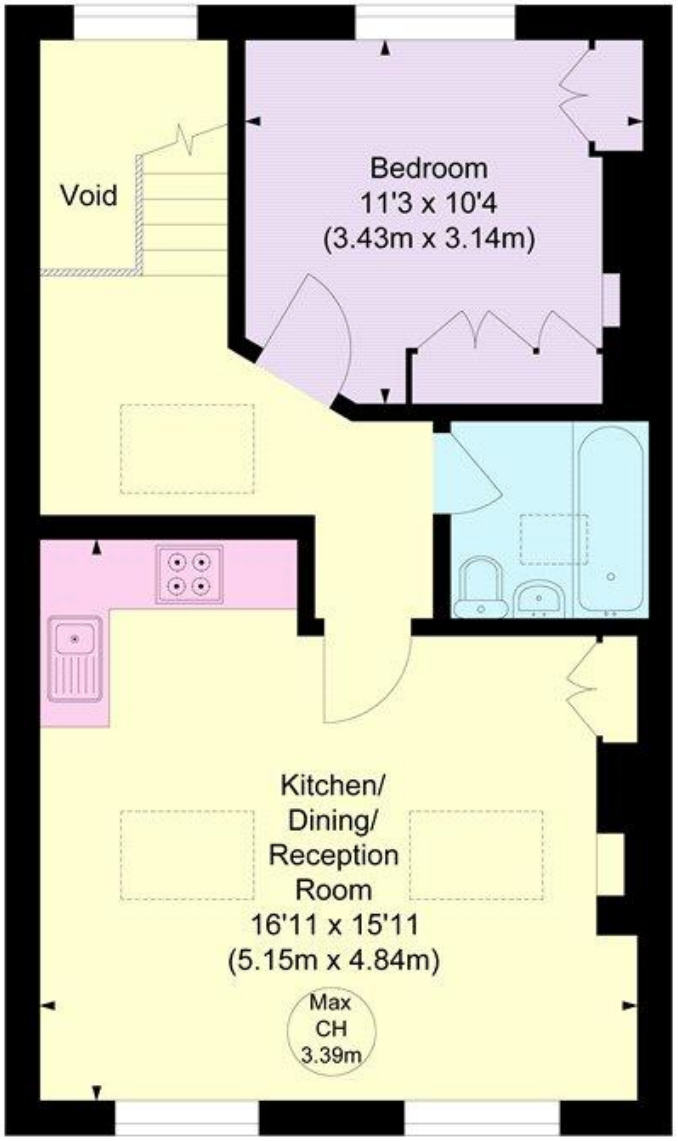
COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes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

Key :
CH - Ceiling Height





SECOND FLOOR



THIRD FLOOR

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