Anglebury, London, W2

1 1 1

£450,000 *Leasehold*

A spacious and well-proportioned one double bedroom flat with a balcony and ample storage situated on the second and third floor of a purpose-built block, just off Talbot Road.

KEY FEATURES

- 1 Bedroom
- Private Balcony
- Purpose Built Block
- Upper Floor with Lift
- 594 Sq Ft
- Leasehold

Notting Hill Sales
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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 building and second floor flat benefits from a spacious lift. The accommodation comprises a spacious bedroom with a balcony overlooking the courtyard below, a large separate kitchen, bathroom and Sitting Room. The flat has ample storage throughout, with cupboards located in the living room, bathroom and upper landing. The lease has recently been extended, and the bathroom has been renovated.

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.

Utilities:
Electricity – Mains
Water – Mains
Sewerage – Mains
Heating – Communal
Broadband https://checker.ofcom.org.uk/en-gb/broadband-coverage
Mobile Coverage https://checker.ofcom.org.uk/en-gb/mobile-coverage

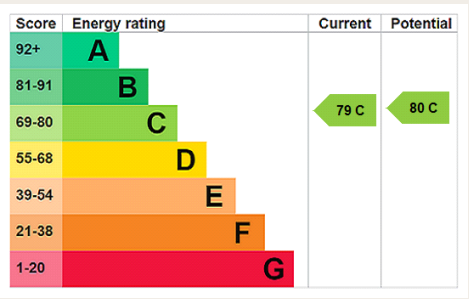
For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/NHS230318

MATERIAL INFO

Tenure: Leasehold
Term: 173 year and 0 months
Service Charge: £2255 per annum
Ground Rent: £ 10 Annually (subject to increase)
Council Tax Band: C (Westminster)
EPC rating: C

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.



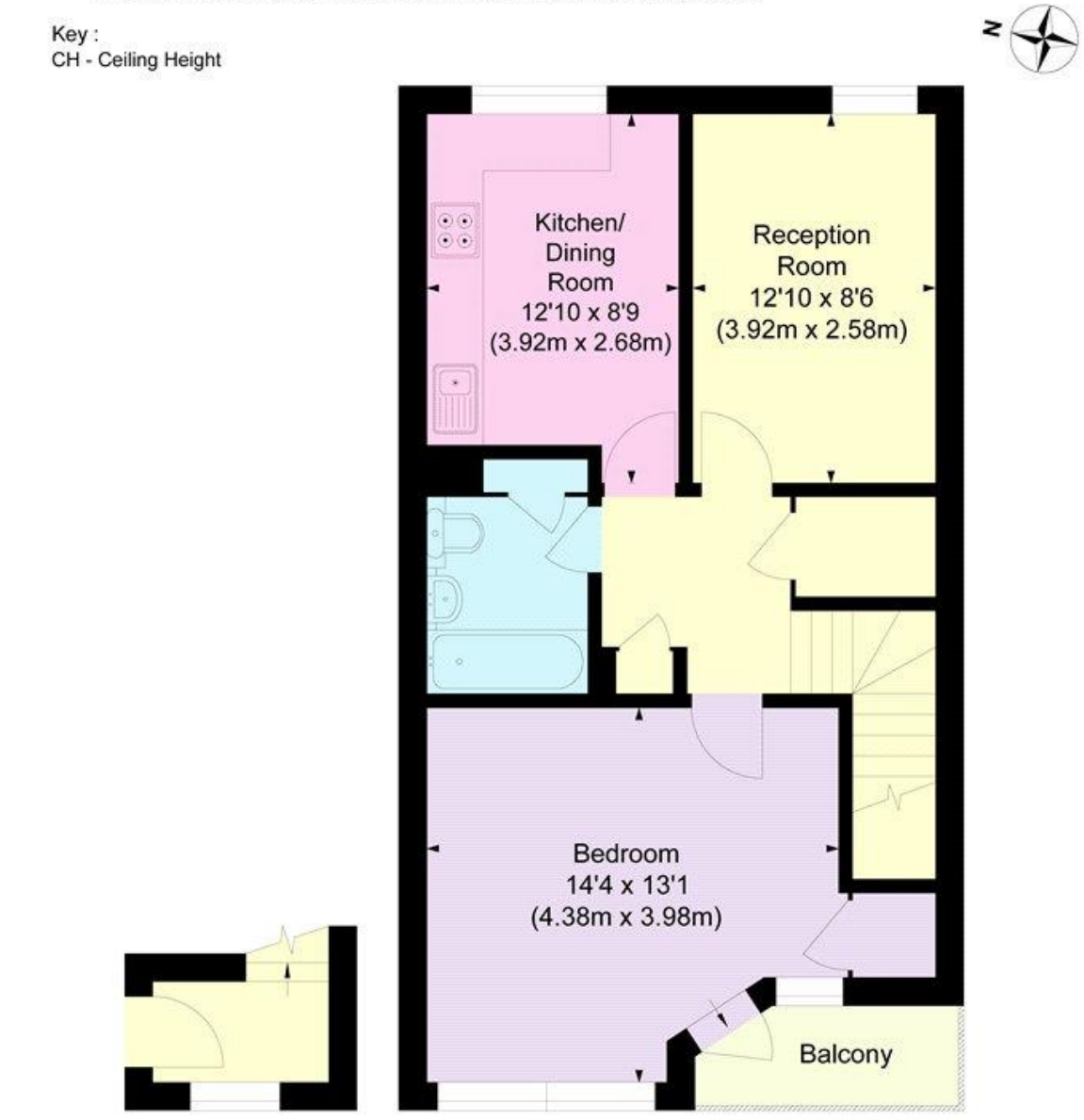
ANGLEBURY, W2

APPROXIMATE GROSS INTERNAL AREA

594 Ft ² - 55.19 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



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