



Monmouth Road, W2

£925,000 *Share of Freehold*



A bright and spacious two-bedroom apartment beautifully presented throughout and offering well-balanced accommodation with an abundance of natural light.

KEY FEATURES

- Purpose Built Block
- Exceptionally High Ceilings
- 2 Bedrooms (One Ensuite)
- Ground Floor - Level Access
- Hardwood Flooring
- Exceptional Notting Hill Location



Notting Hill Sales

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A bright and spacious two-bedroom apartment beautifully presented throughout and offering well-balanced accommodation with an abundance of natural light. The property enjoys an enviable location in the heart of Notting Hill, just off the fashionable Westbourne Grove.

Situated on the ground floor of this purpose-built block, the well-proportioned accommodation extends to 1,004 Sq. Ft and comprises; entrance hallway, Reception room, separate kitchen, two large bedrooms (one ensuite) and a further bathroom.



Monmouth Road is one of the area's most sought-after addresses, positioned just moments from the fashionable boutiques, independent cafés and acclaimed restaurants of Westbourne Grove, while the vibrant atmosphere of Notting Hill is within easy walking distance.

The property is exceptionally well connected, with Queensway (Central Line), Bayswater (Circle and District Lines) and Notting Hill Gate (Central, Circle and District Lines) Underground stations all close by, providing convenient access across London.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 994 years and 2 months
Service Charge: £5,377 per annum
Council Tax Band: E (Westminster)
EPC rating: C
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>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



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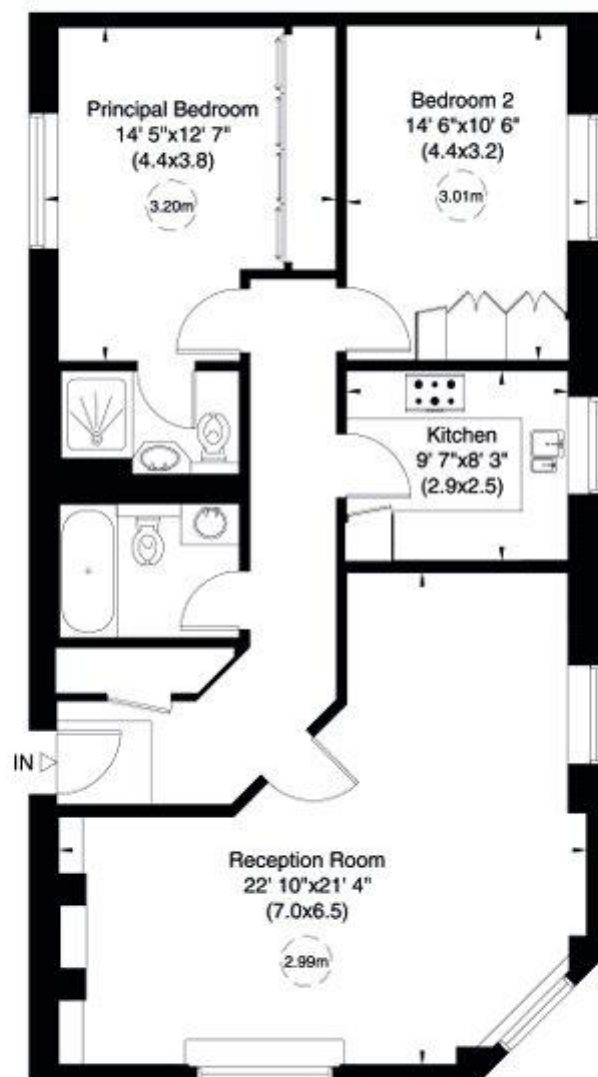
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



St. Stephen's Mansions, Monmouth Road, W2

Approximate Gross Internal Area
93 sq m/ 1004 sq ft

Not to Scale, for identification only



Ground Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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