



**WEBB CLOSE, W10**  
**OFFERS OVER £400,000 LEASEHOLD**

## **A BRIGHT AND MODERN TOP-FLOOR ONE BEDROOM FLAT WITH PRIVATE BALCONY**

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

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## DESCRIPTION:

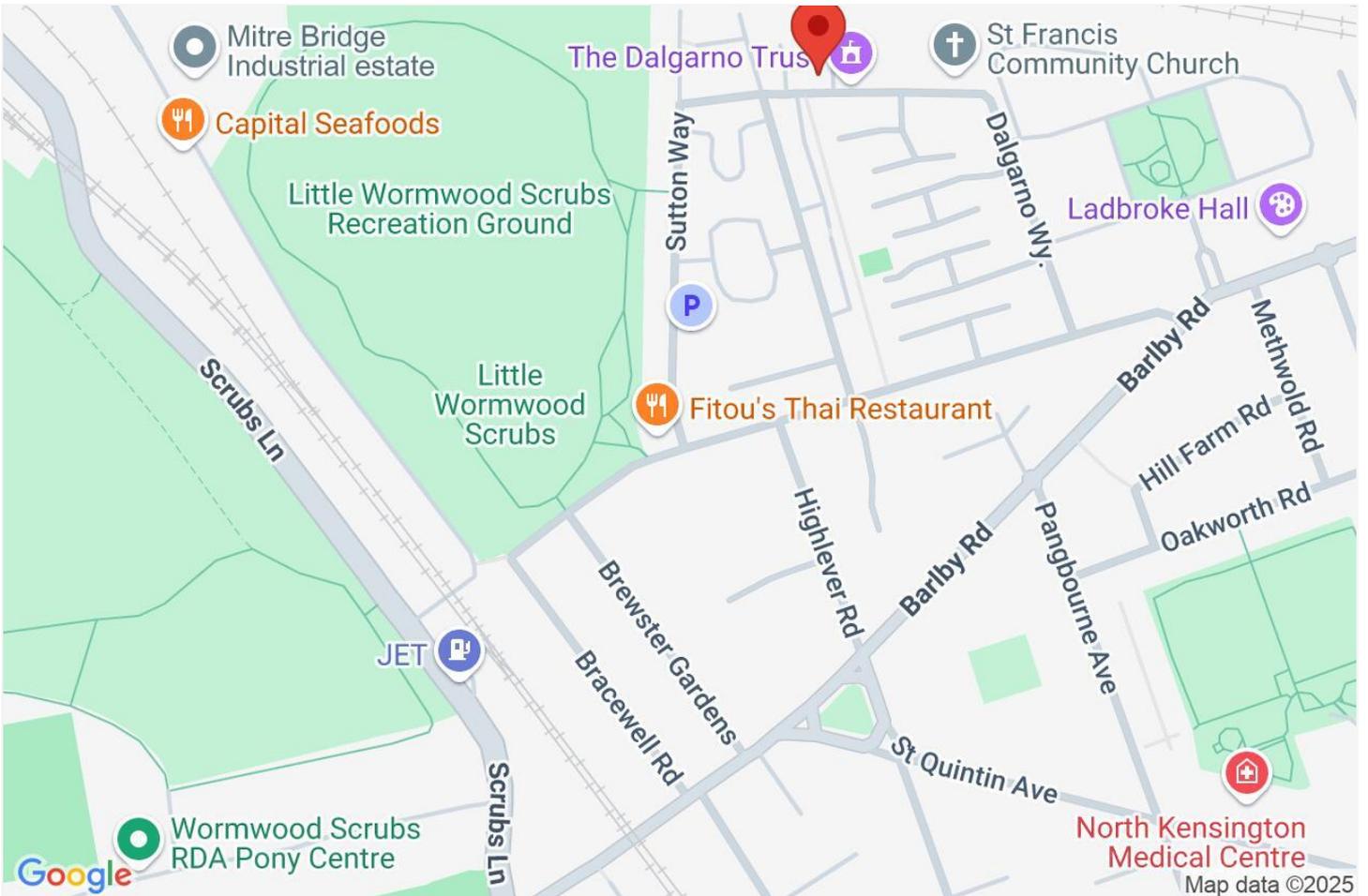
Situated on the second floor, this well-laid-out flat features a spacious central hallway leading to a large and bright living room, a separate modern kitchen with access to a private balcony, a generous bedroom, and a family bathroom. The property also benefits from direct access to a large loft area - ideal for storage.

Webb Close is located in a peaceful pocket of North Kensington within the RBKC parking zone, with excellent transport links nearby via Ladbroke Grove (Hammersmith & City line) and Kensal Green (Bakerloo line). Enjoy the vibrant local scene with shops, cafés, and restaurants on Portobello Road and Golborne Road just moments away.

## AT A GLANCE

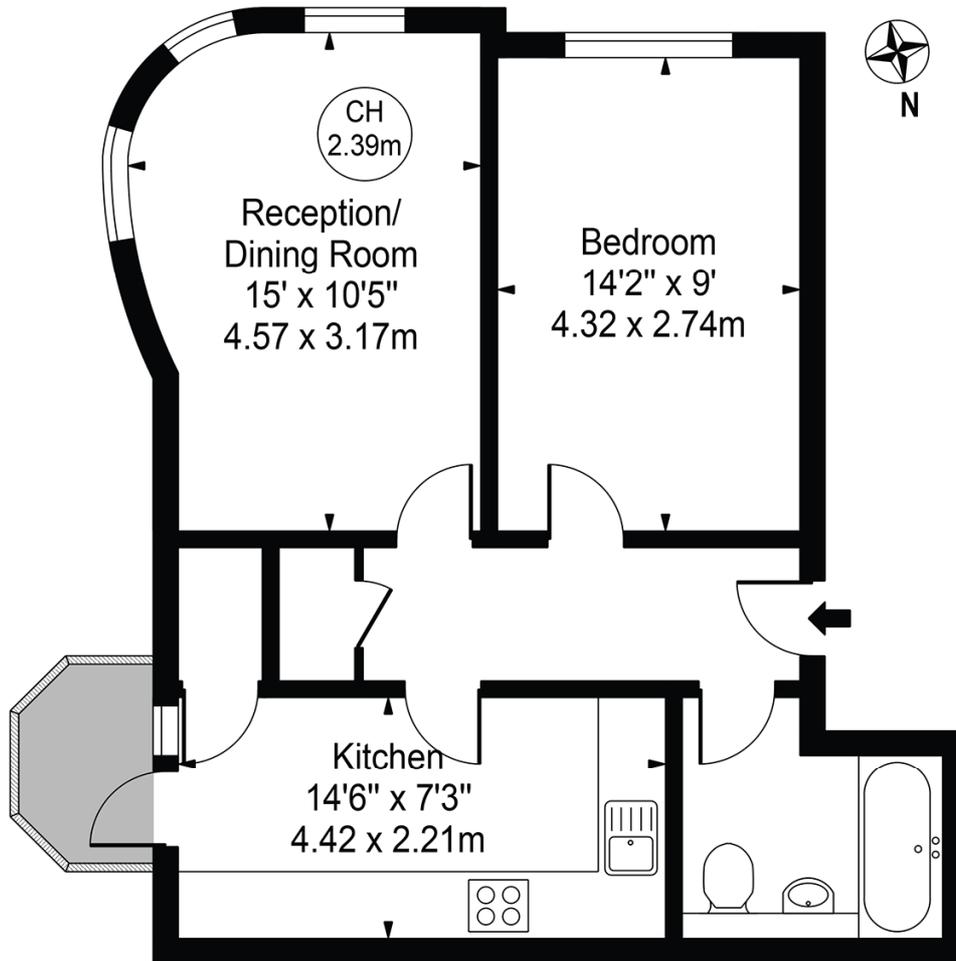
- One Bedroom
- Top Floor
- Large Kitchen
- Private Balcony
- RBKC Permit Available
- Modern Décor
- Wood Flooring
- EPC Rating C





# Drake Court

Approx. Gross Internal Area 529 Sq Ft - 49.15 Sq M



## Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold

**Term:** 96 year and 10 months

**Service Charge:** £2491.56 per annum

**Ground Rent:** £ 10

**Council Tax Band:** 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.

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