



CAMBORNE MEWS, LONDON, W11  
£425,000 LEASEHOLD

## A GREAT ONE BEDROOM FIRST FLOOR FLAT IN A GATED DEVELOPMENT CLOSE TO PORTOBELLO MARKET

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

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A bright newly renovated and well-presented first floor one bedroom flat. The property offers a spacious living room with a separate kitchen, a large double bedroom and bathroom. The property has the added benefit of ample storage throughout and access to one off-street parking space.

Camborne Mews is conveniently located to Ladbroke Grove Underground (Hammersmith & City line and Circle line), 24-hour bus links and has easy access to the A40. All the boutiques, shops, cafes and restaurants on Portobello Road and Golborne Road are within walking distance. Leasehold 179 years. EPC rating C.



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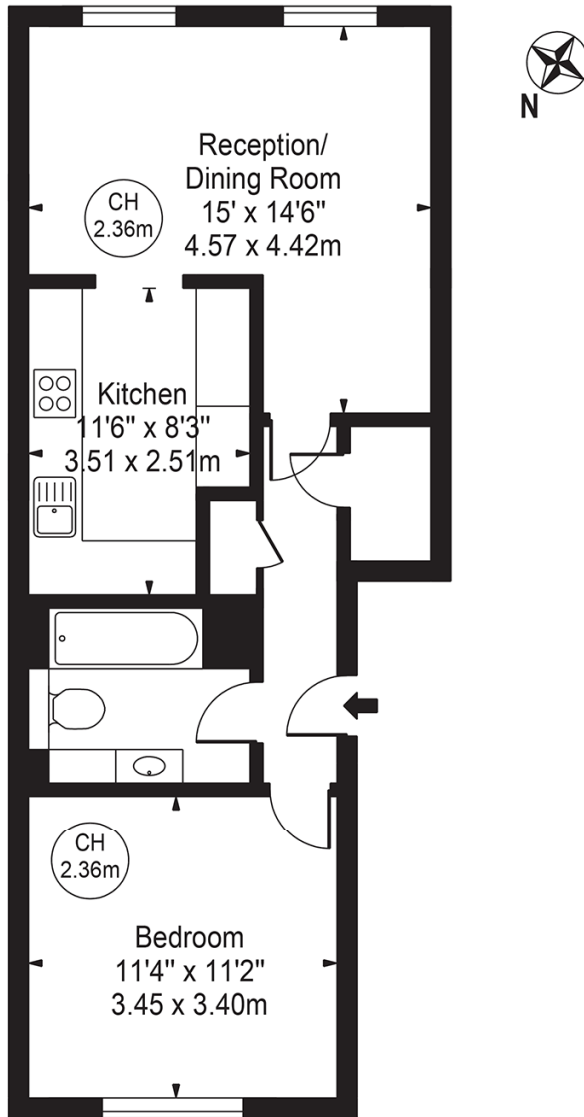


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# Camborne Mews

Approx. Gross Internal Area 530 Sq Ft - 49.24 Sq M



## First 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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