



WESLEY SQUARE, W11
£2,150 PER MONTH UNFURNISHED

Winkworth



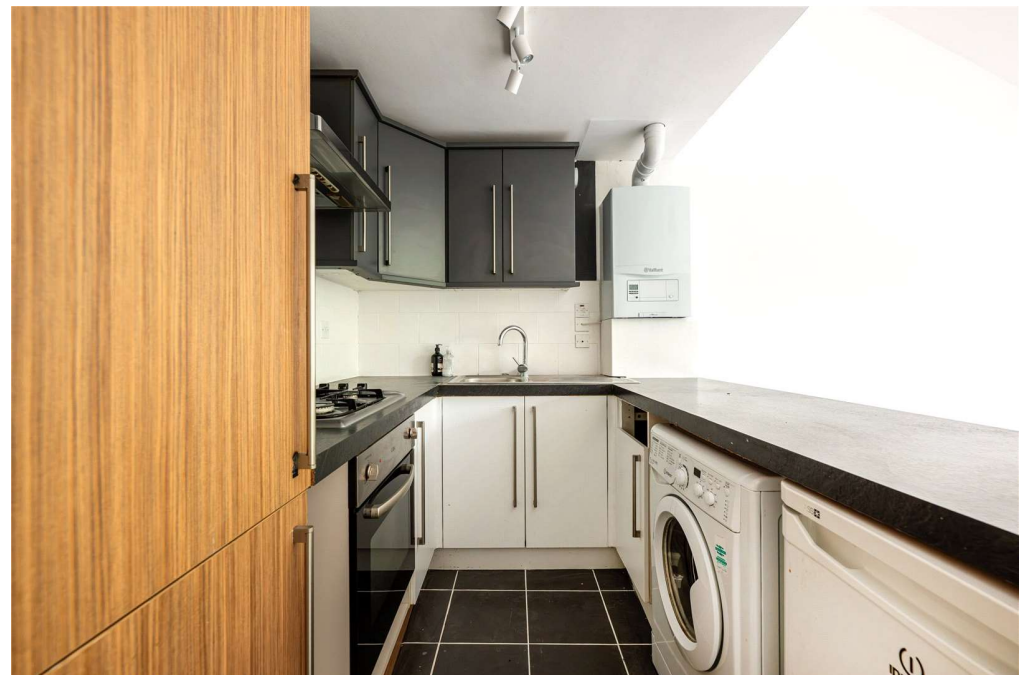
WESLEY SQUARE, W11

Fantastic Duplex apartment in the Heart of Notting Hill, just minutes away from Portobello Road and Market.

Built in 1979, Wesley Square is a small development of 50 houses, maisonettes and flats, the owners of which jointly own the freehold. The involvement of everybody who wishes, in the management of the Square gives it a strong sense of community, and leads to friendly and neighbourly relationships. Entered through a private front garden off the beautiful car-free garden square.

Situated in an exclusive private communal garden square, the entrance to the building overlooks the picturesque and well-maintained gardens to the front of the property, and the internal space comprises a open plan kitchen/reception with fixtures and fittings, spacious master bedroom, a spacious room on the upper floor mezzanine that benefits from an abundance of natural light and family bathroom.

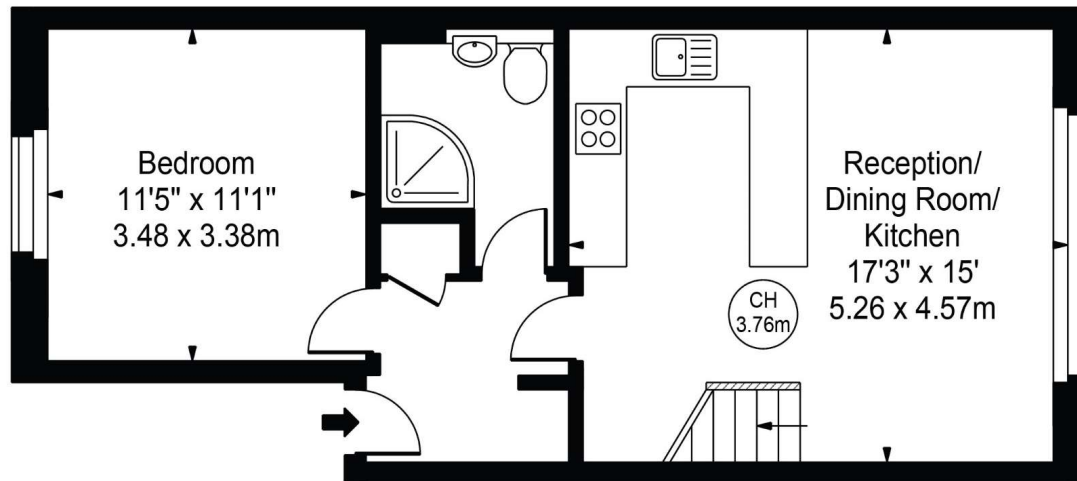




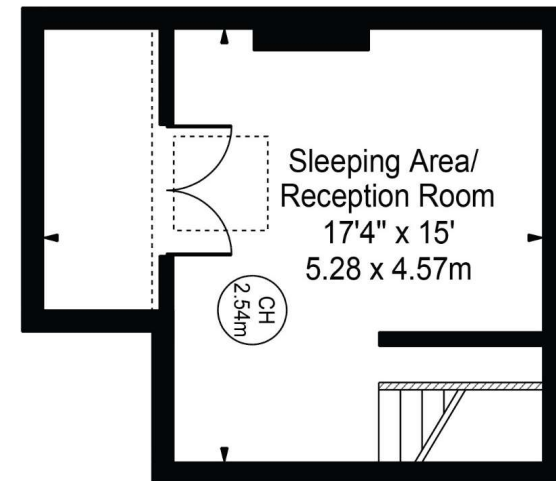
Wesley Square

Approx. Total Internal Area 722 Sq Ft - 67.08 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 689 Sq Ft - 64.01 Sq M
(Excluding Restricted Height Area)



First Floor
(488 Sq Ft - 45.34 Sq M)



Second Floor
(234 Sq Ft - 21.74 Sq M)

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		

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