



**WESTBOURNE GARDENS, W2**  
**£795,000 LEASEHOLD**

**A BEAUTIFULLY REFURBISHED ONE BEDROOM,  
 SECOND FLOOR FLAT, OVERLOOKING THE  
 COMMUNAL GARDEN SQUARE.**

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## DESCRIPTION:

This exceptional property has been beautifully refurbished to an exacting standard and benefits from elegant period features such as herringbone engineered wood flooring, large sash windows with and high ceilings. The accommodation comprises; entrance hall, open-plan kitchen and reception room with a clever home office nook, bathroom with rainwater shower and double sink unit and a double bedroom with built in wardrobes. Additional benefits include a brand-new kitchen with integrated appliances and a brand-new bathroom.

## Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

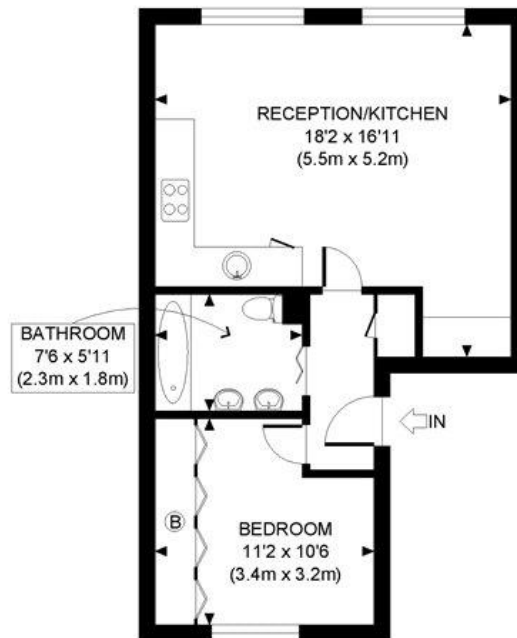
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## LOCATION:

Westbourne Gardens is an attractive garden square located in the intersection of Bayswater and Notting Hill. It is perfectly located to enjoy the amenities of Westbourne Grove, Portobello Road, and Kensington Gardens/Hyde Park. The nearby redeveloped Whiteleys on Queensway will contain a wealth of high-end shopping, cinema, Six Senses hotel & spa, and state of the art fitness centre operated by Third Space. Local underground transport is accessible from Royal Oak, Bayswater, and Queensway. Paddington station, with the Heathrow Express and Elizabeth Line is also within easy walking distance.







SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 460 SQ FT

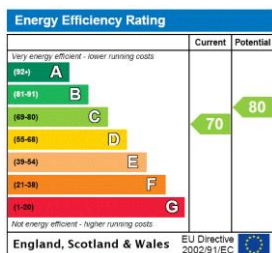
APPROX. GROSS INTERNAL FLOOR AREA: 460 SQ FT/ 43 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

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.



**Tenure:** Leasehold

**Term:** 152 year and 3 months

**Service Charge:** £2,000 per annum

**Council Tax Band:** D (Westminster)

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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