

WESLEY SQUARE, W11
£900,000 SHARE OF FREEHOLD

CHARMING HOME WITH A GARDEN IN A FRIENDLY NOTTING HILL SQUARE

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DESCRIPTION:

Tucked away in the peaceful and picturesque Wesley Square, this beautifully presented three-bedroom home offers a rare opportunity to enjoy stylish living in a truly unique Notting Hill setting. Built in 1979, Wesley Square is an architect-designed development of just 50 homes—flats, maisonettes, and houses—arranged around a stunning, car-free communal garden. Residents here jointly own the freehold, creating a strong sense of community and a neighbourly atmosphere rarely found in central London. This particular home benefits from its own private entrance through a front garden, creating a house-like feel. Inside, the ground floor features a generous kitchen, a spacious reception room with patio doors opening onto a delightful private rear garden, and a guest cloakroom/WC. Upstairs are two large double bedrooms, a third bedroom/study, a modern family bathroom, and abundant built-in storage throughout. Residents enjoy use of the beautifully maintained communal garden square, and the property comes with entitlement to resident parking within Wesley Square.

Perfectly located just off Lancaster Road, you're moments from the vibrant buzz of Portobello Road Market, the boutique shops and eateries of Golborne Road, and an array of stylish bars and restaurants. Excellent transport links are nearby, with Ladbroke Grove Underground Station (Circle & Hammersmith & City lines) and numerous bus routes offering swift access into the City and beyond.

AT A GLANCE

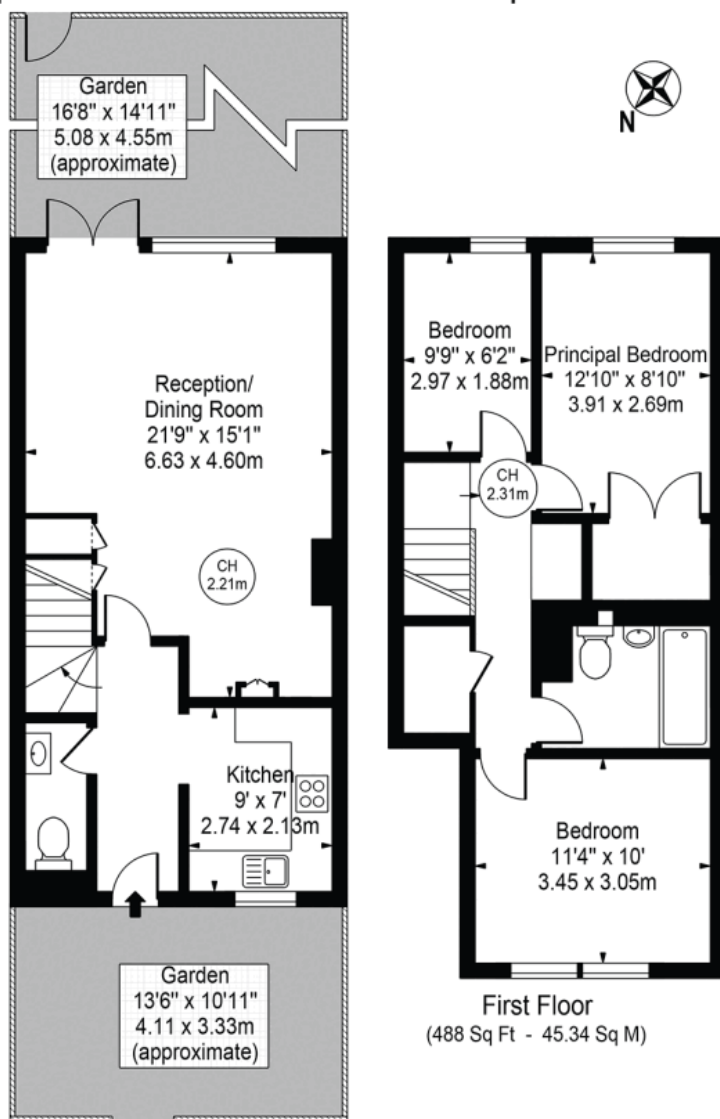
- Private entrance with front garden
- Bright reception room with access to private garden
- Spacious kitchen with room to dine
- Two large double bedrooms + third bedroom/study
- Modern bathroom + guest WC
- Excellent built-in storage
- Set in a peaceful, car-free garden square





Wesley Square

Approx. Gross Internal Area 956 Sq Ft - 88.82 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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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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 990 years +

Service Charge: £3000 per annum

Ground Rent: Peppercorn

Council Tax Band: RBKC Band E

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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