



**WESTBOURNE PARK ROAD, W11**  
**£495,000 SHARE OF FREEHOLD**

**A BRIGHT ONE-BEDROOM FLAT ON THE TOP FLOOR OF THIS PERIOD BUILDING WITH A SPACIOUS LIVING ROOM, SEPARATE KITCHEN, LARGE BEDROOM WITH ACCESS TO BALCONY.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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## DESCRIPTION:

This light-filled one-bedroom apartment occupies the top floor of an elegant period building, offering 591 sq.ft of thoughtfully arranged living space. The property features a generous living room, a separate fully-fitted kitchen, and a spacious bedroom with direct access to a private balcony.

Entry is via the second floor, with stairs leading to the third floor, where the landing provides ample space for additional storage or a versatile home office setup.

## Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

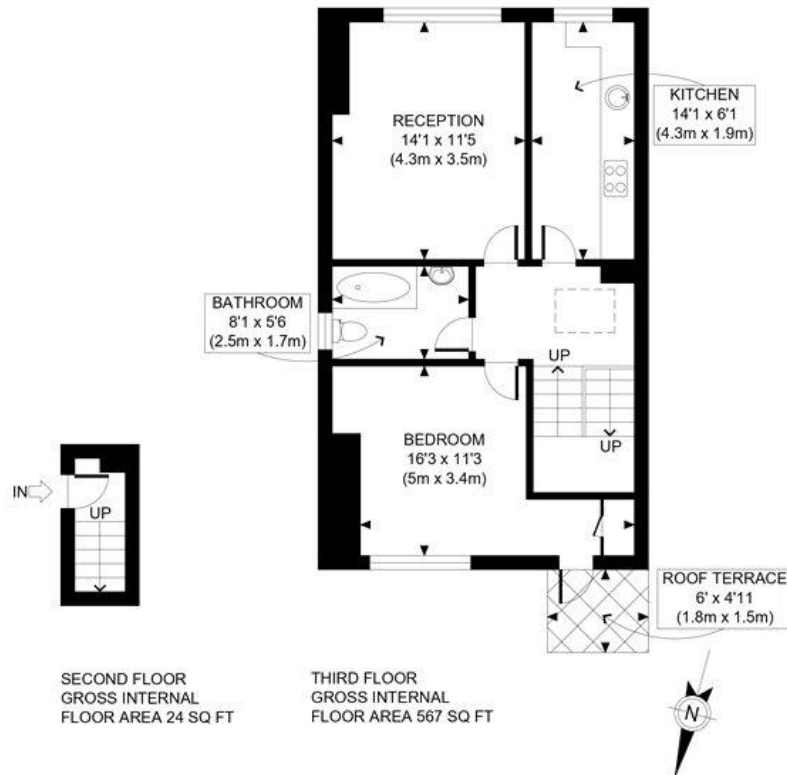
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

## LOCATION:

Westbourne Park Road enjoys a prime location just a short walk from Westbourne Park Underground Station, offering excellent transport links across London. It's also within easy strolling distance of Portobello Road, Ledbury Road, Westbourne Grove, and many of Notting Hill's most sought-after boutiques, cafés, bars, and restaurants. Residents are perfectly placed to explore the vibrant Portobello Market and the eclectic shops and eateries along Golborne Road.





APPROX. GROSS INTERNAL FLOOR AREA: 591 SQ FT/ 55 SQM

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**PROPERTY PHOTO PLANS**  
DESIGN OUR IDEAL HOMES

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** 999 year and 0 months

**Service Charge:** £2,457 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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