



**WESTBOURNE GARDENS, W2**  
**£1,345,000 LEASEHOLD**

**A VERY WELL PRESENTED AND EXCEPTIONALLY BRIGHT TWO-BEDROOM, TWO-BATHROOM DUPLEX APARTMENT SITUATED, IN THIS MUCH SOUGHT AFTER, PEACEFUL LOCATION CLOSE TO ALL THE AMENITIES OF NOTTING HILL AND BAYSWATER.**

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

**Winkworth**

for every step...

*winkworth.co.uk*





### DESCRIPTION:

Extending to 1,046sq.ft this excellent duplex apartment is situated on the upper two floors of this stucco-fronted period conversion. The accommodation comprises; entrance hallway on the second floor, interconnecting kitchen/dining/reception room and guest w.c. on the third floor and two large bedrooms and spacious bathroom with separate shower on the fourth floor. Excellently maintained over the years, this wonderful apartment benefits from outstanding natural light throughout and south facing aspect to the rear and views over the communal gardens to the front.

### Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

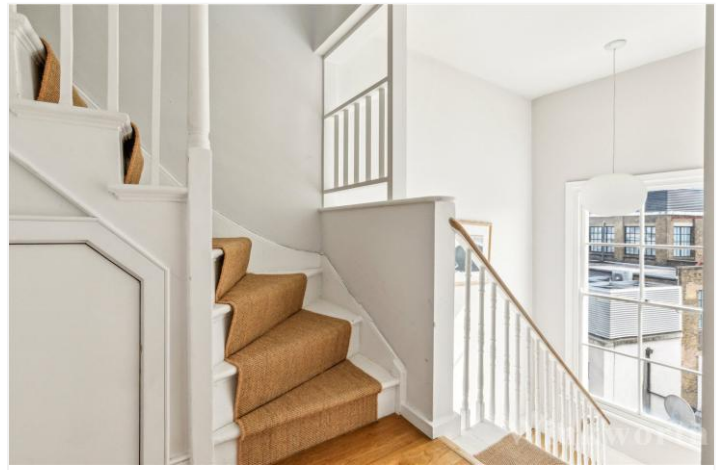
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

### LOCATION:

Westbourne Gardens is an attractive and peaceful garden square off the northern end of Porchester Road, just around the corner from Royal Oak tube station, and within easy walking distance of the emerging luxury on Queensway with its many shopping and transport amenities. The redeveloped Whitley's, will contain a wealth of high-end shopping, dining and recreation. Paddington Station, with the Heathrow Express and Elizabeth Line is within walking distance. The wonderful eateries, bars and shops of Notting Hill, the famous Portobello Road and the vast expanse of Kensington Gardens/Hyde Park are within a short stroll.





# WESTBOURNE GARDENS, W2

APPROXIMATE GROSS INTERNAL AREA

1046 Ft<sup>2</sup> - 97.17 M<sup>2</sup>

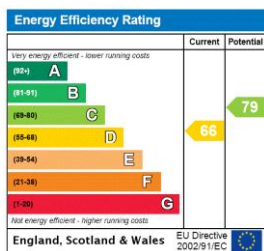
COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :  
CH - Ceiling Height



**Winkworth**

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:** 139 year and 0 months

**Service Charge:** £1,650 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.

**Winkworth**

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

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.