



MONMOUTH ROAD, W2  
£450,000

**A SPACIOUS ONE BEDROOM FLAT WITH PRIVATE  
PATIO JUST OFF WESTBOURNE GROVE.**

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

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### DESCRIPTION:

A very spacious one double bedroom flat, on the lower ground floor, ideally located just off Westbourne Grove. The property has its own entrance and comprises: spacious reception room to the front with a semi open plan fitted kitchen. There is a large bedroom and bathroom towards the rear of the flat and a private patio area accessed via French windows in the bedroom.

### 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:

Monmouth Road is a peaceful cul de sac running south off Westbourne Grove with its many shops, bars and restaurants just seconds away. It is well placed for transport, a short walk from both underground stations of Queensway, within easy walking distance of Notting Hill Gate and not far from Paddington and the Heathrow Express.







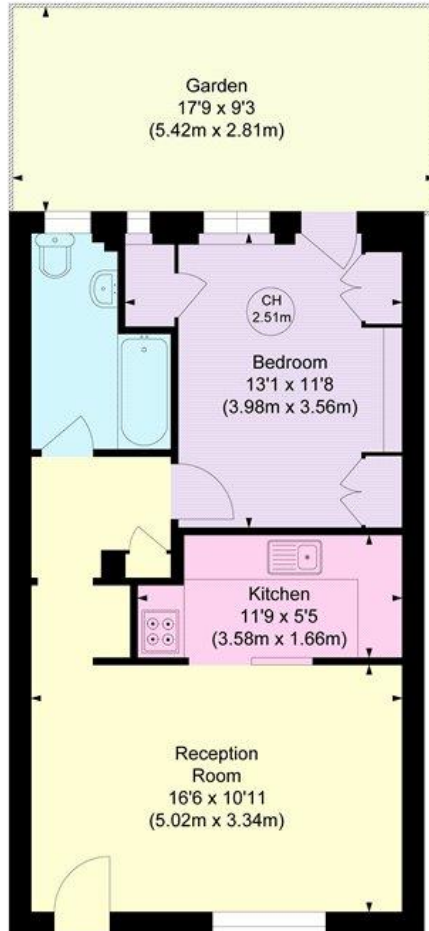
# Westmont Court, W2

APPROXIMATE GROSS INTERNAL AREA

493 Ft<sup>2</sup> - 45.81 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



LOWER GROUND FLOOR

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:**

**Term:** 140 year and 7 months

**Service Charge:** £4,000 per annum

**Ground Rent:** Peppercorn

**Council Tax Band:** E (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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