



WESTBOURNE PARK ROAD, W11

£950,000 LEASEHOLD

A UNIQUE, ARCHITECTURALLY DESIGNED LIGHT FILLED GARDEN APARTMENT WITH A SOUTH FACING GARDEN IN THIS FANTASTIC NOTTING HILL LOCATION.

Winkworth

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

winkworth.co.uk

for every step...



DESCRIPTION:

This wonderful garden apartment is a joy to view, designed by local architects Studio1, the layout provides the perfect versatility of space, with every available square foot used. Entered on the lower ground floor, via a private entrance, the accommodation extends to 776 sq. ft with a south facing rear garden to the rear. A hallway, with built in storage, leads to all rooms, to the front is a bay windowed guest bedroom/office, with fitted Murphy bed. The principal bedroom is in the middle with Crittall doors to the reception room and providing plenty of light. Between the two bedrooms is a bathroom and the ensuite shower room for the principal bedroom. At the rear is a large open plan kitchen/dining and reception room, a fantastic space with box window and glass sliding doors to the south facing garden. Particular features of the apartment include; polished concrete floors, exposed brick wall, exposed wood beams and plenty of built in storage.

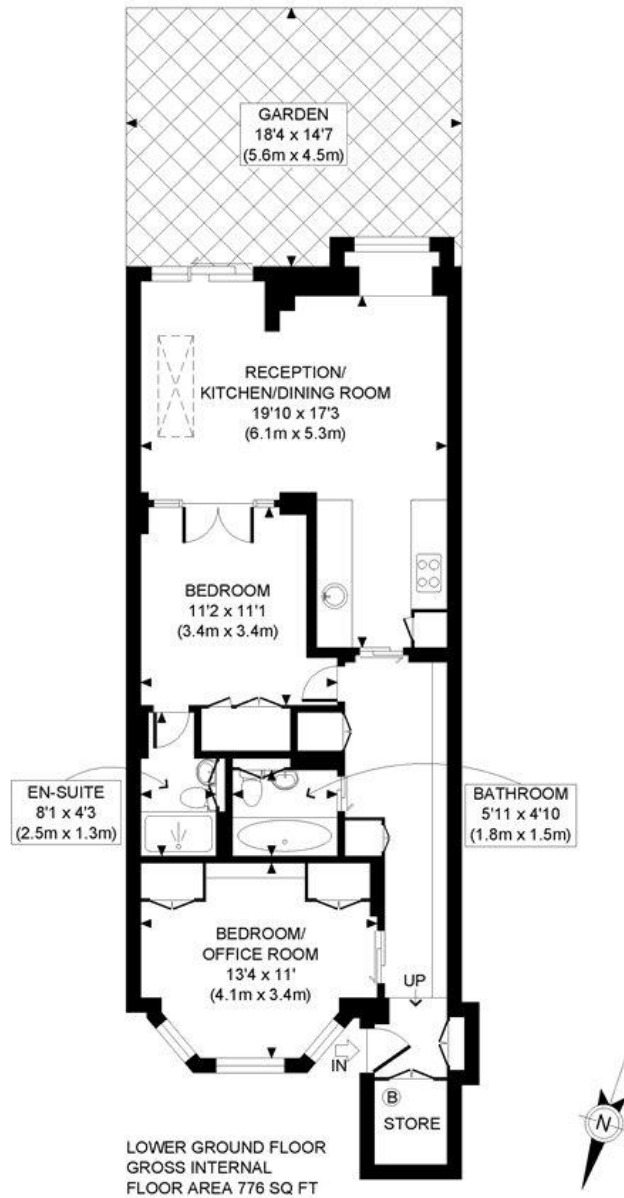
LOCATION:

Westbourne Park Road is located just north of Westbourne Grove and just off Portobello Road; within easy walking distance of its many boutiques, shops and restaurants, as well as the famous Portobello Market.

LOCAL AUTHORITY AND COUNCIL TAX BAND:

Royal Borough of Kensington and Chelsea (Band E)





APPROX. GROSS INTERNAL FLOOR AREA: 776 SQ FT/ 72 SQM



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 www.propertyphotoplans.co.uk

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	71 77
England, Scotland & Wales	EU Directive 2002/91/EC

- Utilities:**
 Gas – Mains
 Electricity – Mains
 Waste – Mains Sewerage
 Water – Mains
 Broadband – Fiber

- Tenure:** Leasehold
Term: 174 years remaining
Service Charge: £1,080 per annum
Ground Rent: N/A
Council Tax Band: Royal Borough of Kensington & Chelsea (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.

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



winkworth.co.uk

for every step...

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.