



## **WESTBOURNE GARDENS, W2**

**£965,000 LEASEHOLD (118 YEARS REMAINING)**

**A BEAUTIFULLY PRESENTED ONE BEDROOM FIRST FLOOR FLAT WITH A PRIVATE BALCONY OVERLOOKING THE COMMUNAL GARDEN SQUARE. FINISHED TO A VERY HIGH STANDARD THROUGHOUT WITH WONDERFUL PERIOD FEATURES SUCH AS HERRINGBONE FLOORING, EXCEPTIONALLY HIGH CEILINGS, AND FLOOR TO CEILING SASH WINDOWS.**

**1 Bedroom, 1 Reception Room, 1 Bathroom, Flat/Apartment, First Floor, Balcony, Period, 515 Approx Sq Ft, Service Charge £760 p/a, Ground Rent £10 p/a**

**Winkworth**

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

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## DESCRIPTION:

A rarely available first floor apartment located in one of Notting Hill's most desirable garden squares. This exceptional property has been beautifully refurbished to an exacting standard and benefits from elegant period features such as herringbone engineered wood flooring, large double glazed sash windows with traditional shutters, and 3.5m high ceilings. Additional benefits include a concealed rain shower and underfloor heating in the bathroom, Miele appliances in the kitchen, Nest thermostat, and built-in storage.

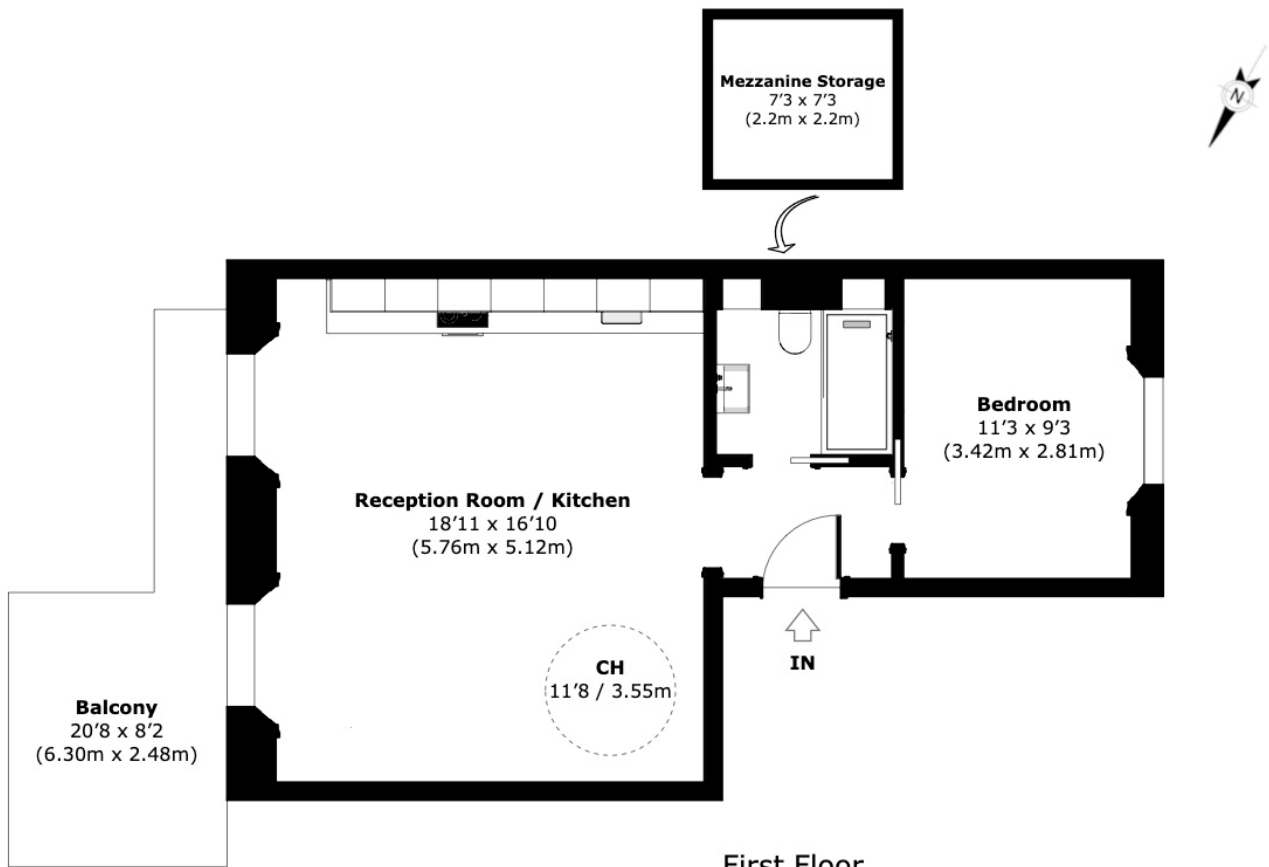
## LOCATION:

Westbourne Gardens is an attractive garden square located in the intersection of Bayswater and Notting Hill. It is perfectly located to enjoy the amenities of Westbourne Grove, Portobello Road, and Kensington Gardens/Hyde Park. The nearby redeveloped Whiteleys on Queensway will contain a wealth of high-end shopping, cinema, Six Senses hotel & spa, and state of the art fitness centre operated by Third Space. Local underground transport is accessible from Royal Oak, Bayswater, and Queensway. Paddington station, with the Heathrow Express and Elizabeth Line is also within easy walking distance.

## LOCAL AUTHORITY AND COUNCIL TAX BAND:

City of Westminster (Band D)

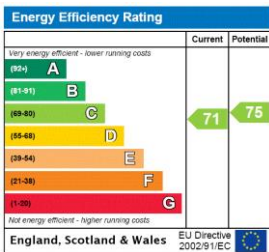




**First Floor  
Westbourne Gardens**

Approximate Gross Internal Area (Excluding Storage): 515 sq ft / 47.84 sq m

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.



**Utilities**

- Gas – Mains
- Electricity – Mains
- Waste – Mains Sewerage
- Water – Mains
- Broadband – Fiber

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