



ALDRIDGE ROAD VILLAS, W11
£600,000 (OFFERS IEO) SHARE OF FREEHOLD

**A BRIGHT AND WELL-LAID OUT, TOP-FLOOR, TWO
 BEDROOM PROPERTY ON THIS PEACEFUL, TREE-LINED
 NOTTING HILL STREET**

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This bright, two-bedroom apartment occupies the third floor of a period building and features a spacious reception room opening to well-appointed, cool, white kitchen with integrated appliances and a range of wall and floor units. To the front of the property are two double bedrooms looking west, while the large bathroom and a large separate storage cupboard are between the bedrooms and reception room.

LOCATION:

Aldridge Road Villas is a peaceful, residential street running north from Westbourne Park Road, a short walk from the many shops, restaurants and bars of Ledbury Road and Westbourne Grove. Westbourne Park underground is just moments away.

The property is located in a conservation area.

Additional Information:

Electricity – Mains

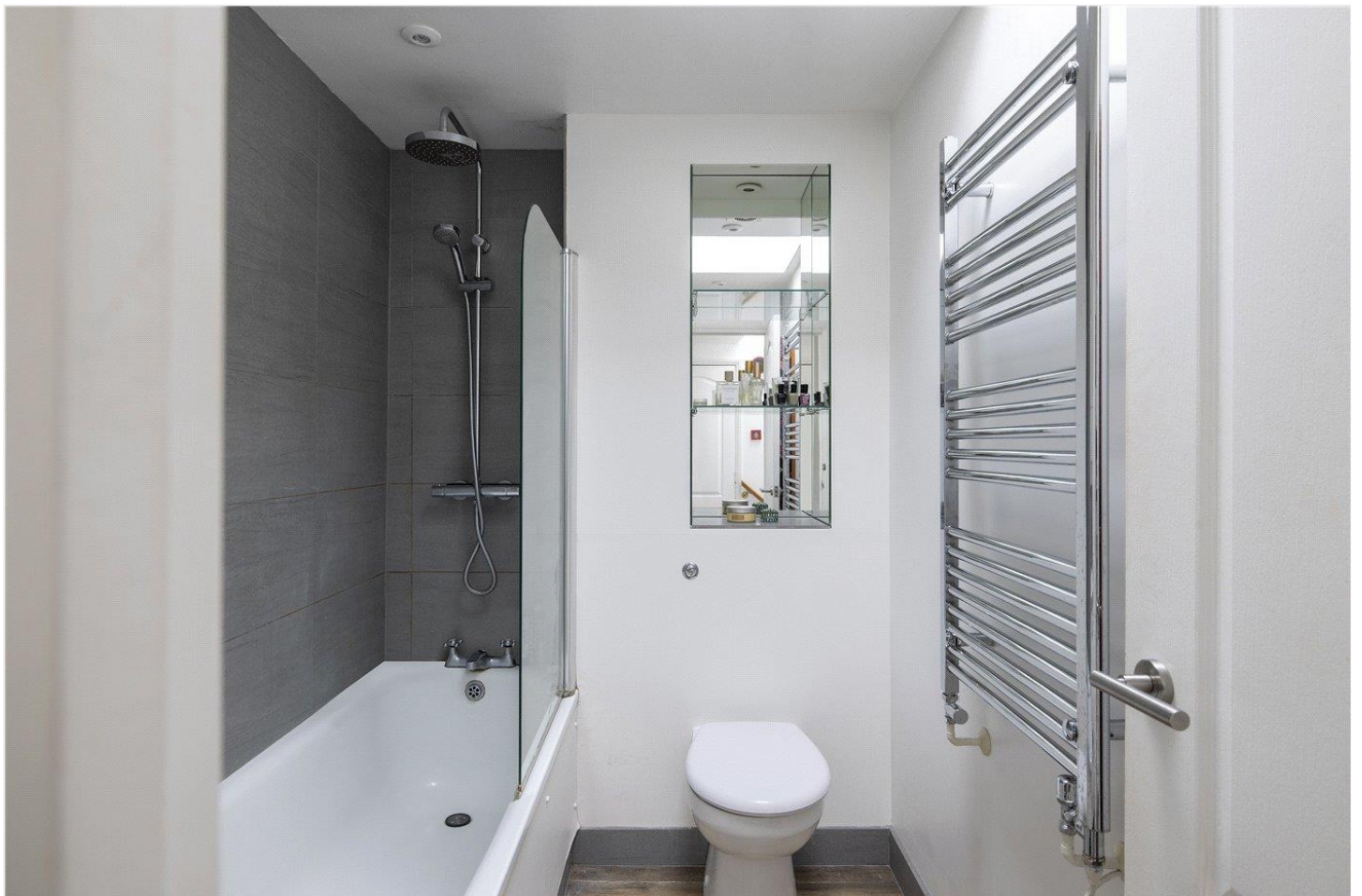
Water – Mains

Sewerage – Mains

Heating – Gas

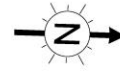
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

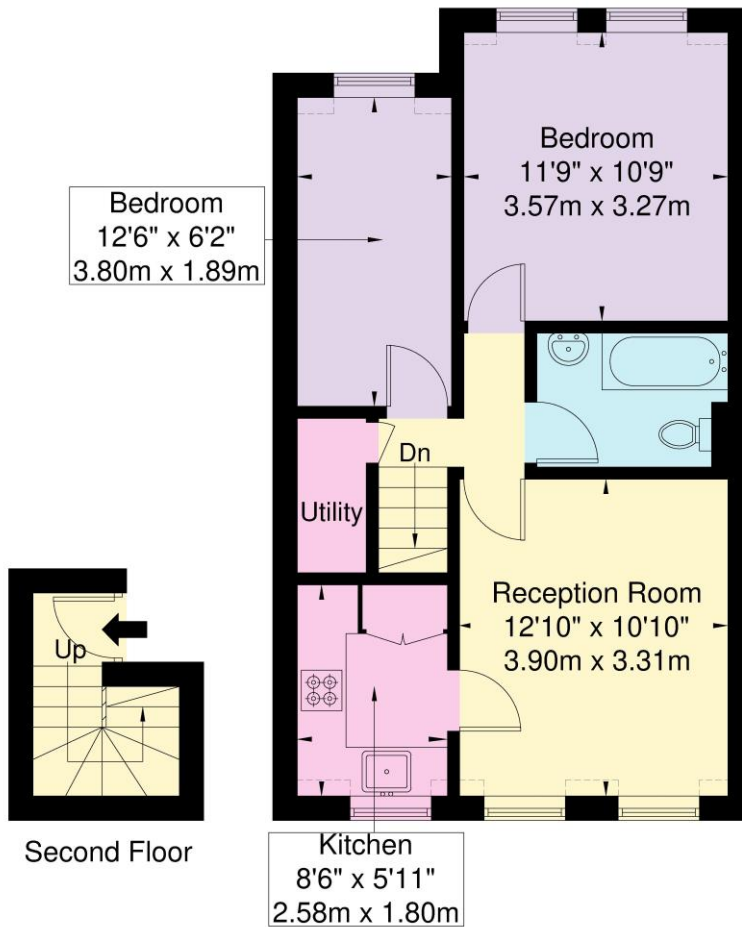


Aldridge Road Villas W11 1BN

Approx. Gross Internal Area = 51.6 sq m / 554 sq ft



= Reduced headroom below 1.5m / 5'0



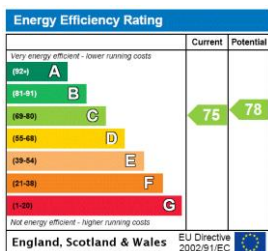
Ref

Copyright **BLEUPLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

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: Share of Freehold

Term: 116 year and 9 months

Service Charge: £1,800 per annum

Council Tax Band: D (City of 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

for every step...

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

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.