



Westbourne Park Road, W11

£625,000 *Share of Freehold*



A lovely and bright, raised ground floor, one bedroom apartment in this very convenient Notting Hill location.



Notting Hill Sales

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DESCRIPTION

Extending to 467 sq. ft., this bright flat occupies the raised ground floor of a charming period conversion. The accommodation includes an open-plan reception, dining, and kitchen area to the rear, a generously sized bay-windowed double bedroom to the front, and a bathroom positioned between the two. Presented in good condition throughout, the property benefits from high ceilings, wooden flooring, and ample built-in storage.

LOCATION

Westbourne Park Road enjoys a prime location just a short walk from Westbourne Park Underground Station, offering excellent transport links across London. It's also within easy strolling distance of Portobello Road, Ledbury Road, Westbourne Grove, and many of Notting Hill's most sought-after boutiques, cafés, bars, and restaurants. Residents are perfectly placed to explore the vibrant Portobello Market and the eclectic shops and eateries along Golborne Road

MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 88 years and 10 months
Service Charge: £960 per annum
Council Tax Band: C (Westminster)
EPC rating: C

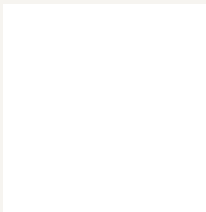
Utilities:
Electricity supply: MS
Sewerage supply: MS
Water supply: MS
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS250172>

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.



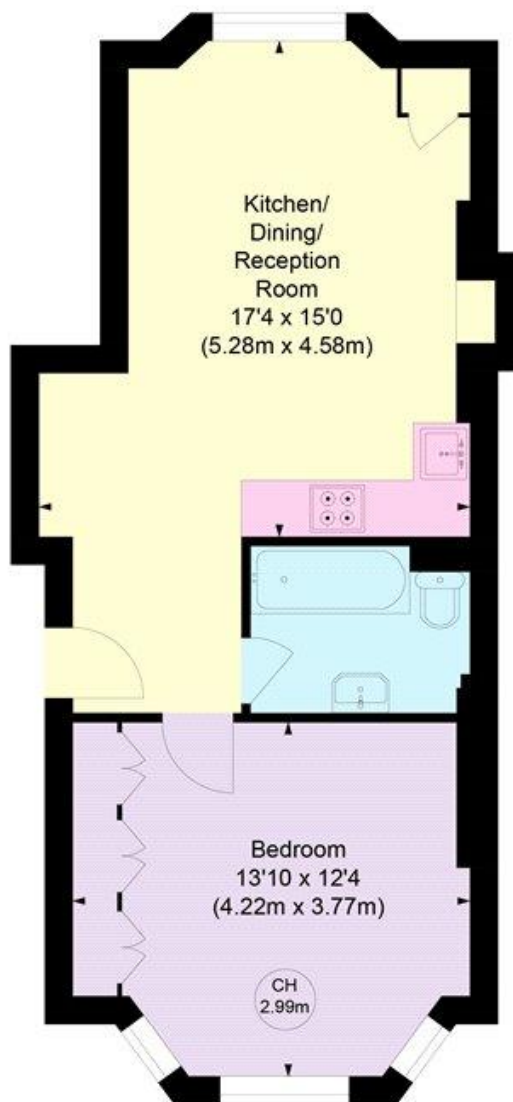
WESTBOURNE PARK ROAD, W11

APPROXIMATE GROSS INTERNAL AREA

467 Ft² - 43.42 M²

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



RAISED GROUND FLOOR

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