



GARWAY ROAD, W2
£1,150,000 LEASEHOLD

**A WONDERFULLY BRIGHT AND SPACIOUS THREE DOUBLE
BEDROOM MAISONETTE ON WESTBOURNE GROVE IN THE HEART
OF NOTTING HILL WHICH BENEFITS FROM ITS OWN FRONT DOOR.**

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

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DESCRIPTION:

Entered on the second floor, with its own external front door, this well-proportioned and extremely bright maisonette comprises a large open plan reception room, dining and kitchen, there is also a shower room on this level. Stairs lead to the upper floor where there are three bedroom and a large bathroom. Presented in very good condition this wonderful home makes the perfect Notting Hill pad. The lease is currently in the process of being extended by a further 90 years from its current 80 years.

LOCATION:

Garway Road is a residential street running south from the eastern end of Westbourne Grove, a short walk from its many fashionable boutiques and restaurants. The many amenities and transport links of both Notting Hill Gate and Queensway are a short walk away.

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>:





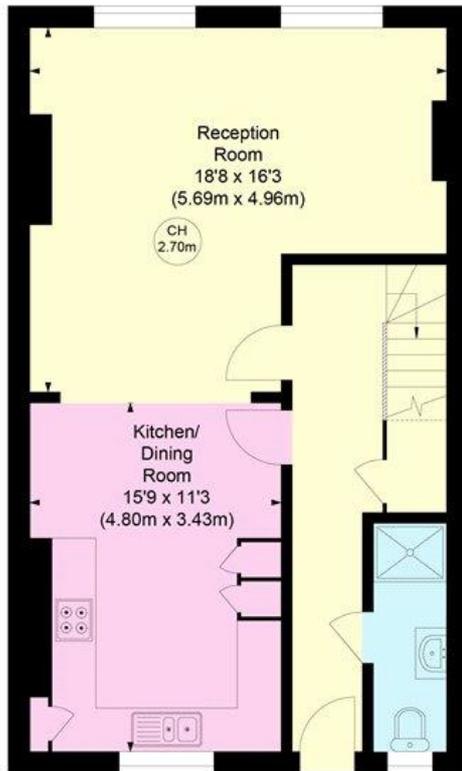
Garway Road, W2

APPROXIMATE GROSS INTERNAL AREA

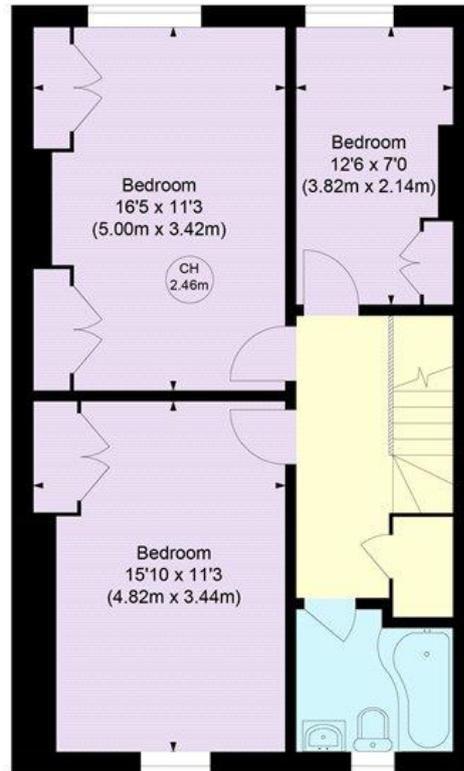
1225 Ft² - 113.80 M²

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



SECOND FLOOR



THIRD FLOOR

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 173 year and 8 months

Service Charge: £1,400 per annum

Ground Rent: £85 Annually (subject to increase)

Council Tax Band: G (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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