



ALEXANDER STREET, W2
£750,000 LEASEHOLD

**A CLASSIC AND ELEGANT FIRST FLOOR, ONE BEDROOM APARTMENT
 WITH A BALCONY, BOASTING A FANTASTIC RECEPTION ROOM AND A
 PRETTY ASPECT LOOKING DOWN SUNDERLAND TERRACE.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk 178
 Westbourne Grove, London, W11 2RH

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SUMMARY:

A classic and elegant first floor, one bedroom apartment with a balcony, boasting a fantastic reception room and a pretty aspect looking down Sunderland Terrace. To the front is a stunning reception room with floor to ceiling windows leading out to private balcony. A hallway leads to the separate fully fitted kitchen, the bathroom and then steps lead down to the bedroom with windows on both sides. Within the flat is a large storage area over the bathroom and hall, while there is a large storage room, with a window located on the first-floor half landing. The property is located in a conservation area.

ADDITIONAL INFORMATION

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

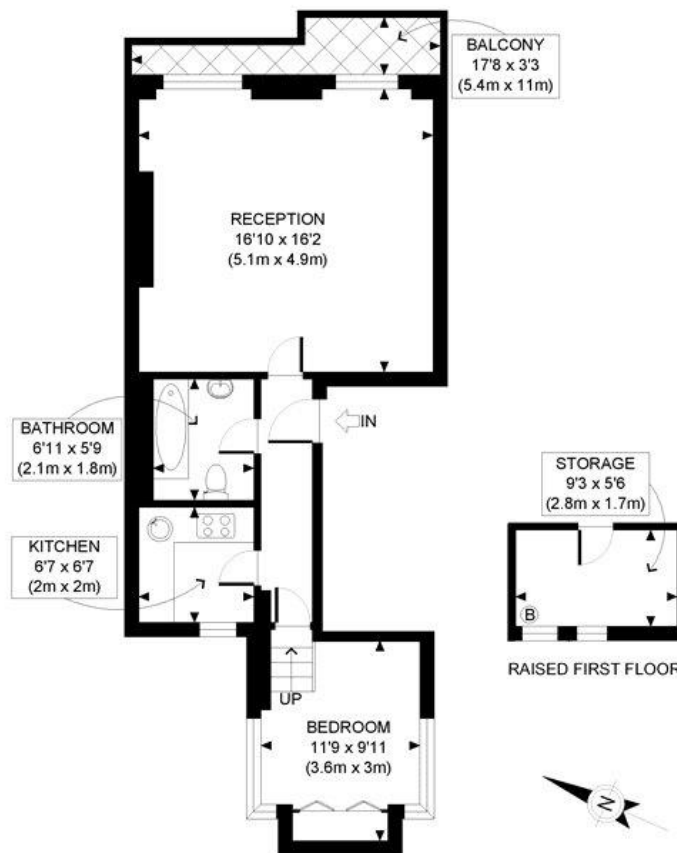
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

LOCATION:

Alexander Street is an attractive residential street, at the eastern end of Westbourne Park Road, just around the corner from Royal Oak tube station, and within easy walking distance of the emerging luxury on Queensway with its many shopping and transport amenities. The redeveloped Whitley's, will contain a wealth of high-end shopping, dining, and recreation. Paddington Station, with the Heathrow Express and Elizabeth Line is within walking distance. The wonderful eateries, bars and shops of Notting Hill, the famous Portobello Road and the vast expanse of Kensington Gardens/Hyde Park are within a short stroll.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA WITH STORAGE 574 SQ FT
FLOOR AREA WITHOUT STORAGE 513 SQ FT

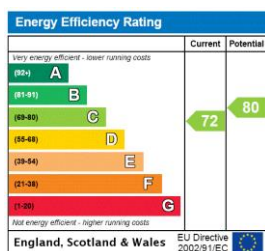
APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE: 574 SQ FT/ 53 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE: 513 SQ FT/ 48 SQM

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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.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.



Tenure: Leasehold

Term: 90 year and 10 months

Service Charge: £2,000 per annum

Ground Rent: £300 Annually (subject to increase)

Council Tax Band: D (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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