



ALDRIDGE ROAD VILLAS, W11
£600,000 LEASEHOLD

EXPERIENCE STYLISH LIVING IN THIS ELEGANT TOP-FLOOR
TWO-BEDROOM APARTMENT, PERFECTLY SITUATED IN
THE HEART OF NOTTING HILL.

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

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DESCRIPTION:

This is a rare chance to own a beautifully decorated two-bedroom flat, nestled at the top of a classic Victorian townhouse conversion. The entrance to the flat is on the second floor, with an internal stair up to a hallway and into an elegant sitting room, from which sliding doors open into a versatile second bedroom that can also be used as home office or dining space. There is also a separate, compact yet functional kitchen and a recently renovated bathroom, complete with an overhead shower and bath. The spacious main bedroom features impressive floor-to-ceiling built-in wardrobes and access to a surprisingly large amount of storage space under the eaves.

Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

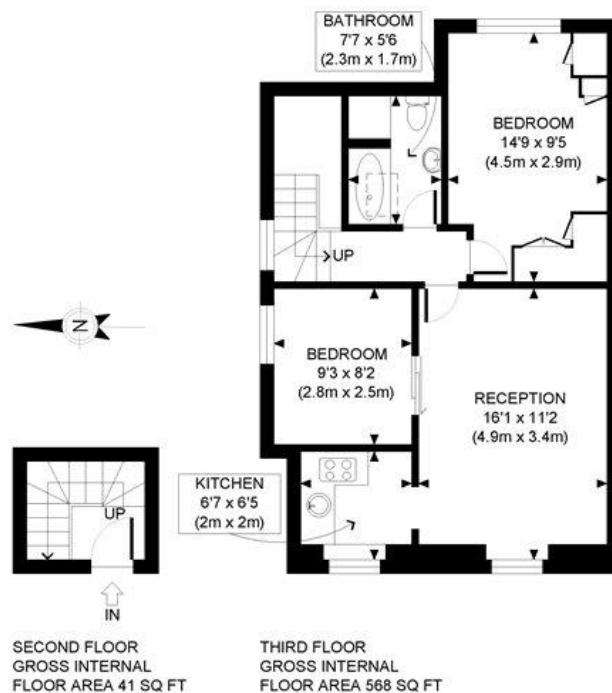
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

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.





APPROX. GROSS INTERNAL FLOOR AREA: 609 SQ FT/ 57 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

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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 86 year and 7 months

Service Charge: £1,694 per annum

Ground Rent: £150 Annually (subject to increase)

Council Tax Band: E (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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