



Leinster Square, W2

£895,000 *Share of Freehold*

2  1  1 

A well-presented two-bedroom flat set within an impressive stucco-fronted building, offering access to beautifully maintained communal gardens and generous living space throughout.

KEY FEATURES

- Communal Garden Access
- 2 Bedrooms
- Non Demised Flat Roof
- Stucco Fronted Building
- Close to Transport
- Period Building



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...



Positioned on the second floor, this charming flat is well proportioned and filled with natural light, featuring a spacious reception room that flows through to a large kitchen with French doors opening onto a flat roof. There are two good sized bedrooms and a bathroom. The property has the right to apply for access to Leinster Square Communal Gardens directly opposite.

Leinster Square is an attractive garden square at this increasingly popular end of Westbourne Grove, with its many boutiques, bars and restaurants, and a very short walk from the shopping and transport amenities of Queensway.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 0 year and 0 months
Service Charge: £5700 per annum
Council Tax Band: E (Westminster)
EPC rating: C
Is the property listed: Grade II Listed

Utilities:

Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
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	69 C	77 C
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/NHS260034>

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.



Second Floor

LEINSTER SQUARE

Gross Internal Area 658 sq. ft / 61.15 sq. m

Excluding Storage

CH = Ceiling Heights

For identification purposes only.

The Position and size of doors, windows, appliances

Bedroom and other features are approximate only.

For illustrative purposes only - not to scale

Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

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.