



Leinster Square, W2

£895,000 *Share of Freehold*

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.

2 1 1

KEY FEATURES

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



Notting Hill Sales

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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:

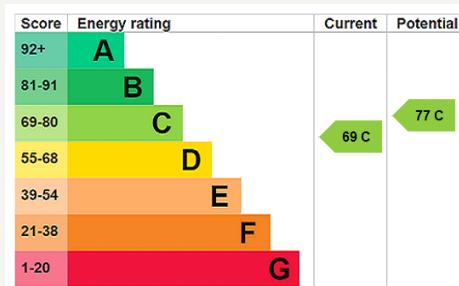
Electricity supply: Mains Supply

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>



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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

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