



WESLEY SQUARE, W11
£650,000 SHARE OF FREEHOLD

FANTASTIC DUPLEX APARTMENT IN THE
HEART OF NOTTING HILL, JUST MINUTES
AWAY FROM PORTOBELLO MARKET

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Situated in an exclusive private communal garden square, the flats surround the picturesque and well-maintained gardens, with a beautiful quiet view to the rear. The internal space comprises a bespoke designed open plan kitchen/reception with modern fixtures and fittings, spacious upstairs reception room (currently arranged as a sleeping area), a spacious bedroom on the lower floor that benefits from an abundance of natural light and modern family bathroom.

Built in 1979, Wesley Square is a small development of 50 houses, maisonettes and flats, the owners of which jointly own the freehold. The involvement of everybody who wishes, in the management of the Square gives it a strong sense of community, and leads to friendly and neighbourly relationships. Entered through a private front garden off the beautiful car-free garden square

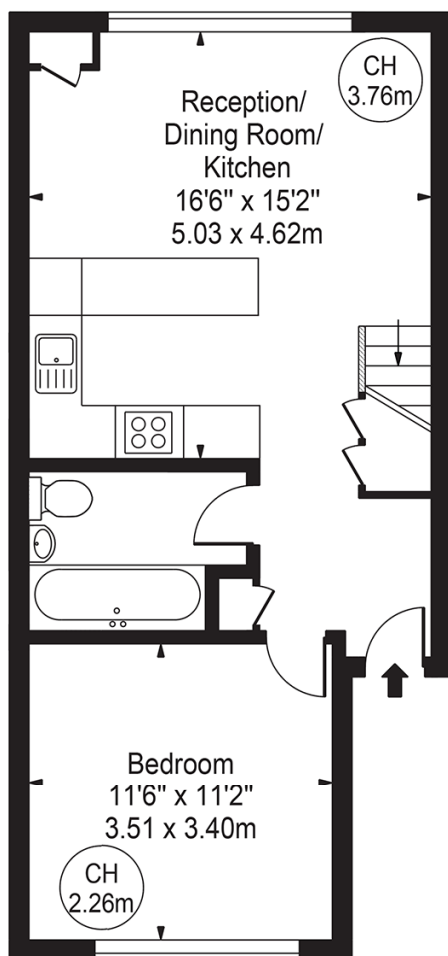
- Loft Style Flat
- Second Floor
- High Ceilings
- Mezzanine Area that can be used as a Sleeping Area or Second Reception Room
- Fantastic Communal Garden
- Moments from Westbourne Grove and Portobello Market
- EPC Rating C



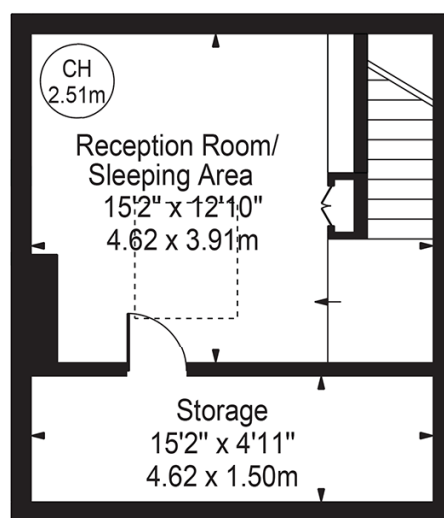


Wesley Square

Approx. Gross Internal Area 757 Sq Ft - 70.33 Sq M



Second Floor
(486 Sq Ft - 45.15 Sq M)



Third Floor
(271 Sq Ft - 25.18 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 953 year and 3 months

Service Charge: £3000 per annum

Ground Rent: £ 100 Annually

Council Tax Band: RBKC Band E

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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