



WEBB CLOSE, W10
£450,000 LEASEHOLD

A BRIGHT AND MODERN TOP-FLOOR ONE BEDROOM FLAT WITH PRIVATE BALCONY

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Situated on the second floor, this well-laid-out flat features a spacious central hallway leading to a large and bright living room, a separate modern kitchen with access to a private balcony, a generous bedroom, and a family bathroom. The property also benefits from direct access to a large loft area - ideal for storage.

Webb Close is located in a peaceful pocket of North Kensington within the RBKC parking zone, with excellent transport links nearby via Ladbroke Grove (Hammersmith & City line) and Kensal Green (Bakerloo line). Enjoy the vibrant local scene with shops, cafés, and restaurants on Portobello Road and Golborne Road just moments away.

AT A GLANCE

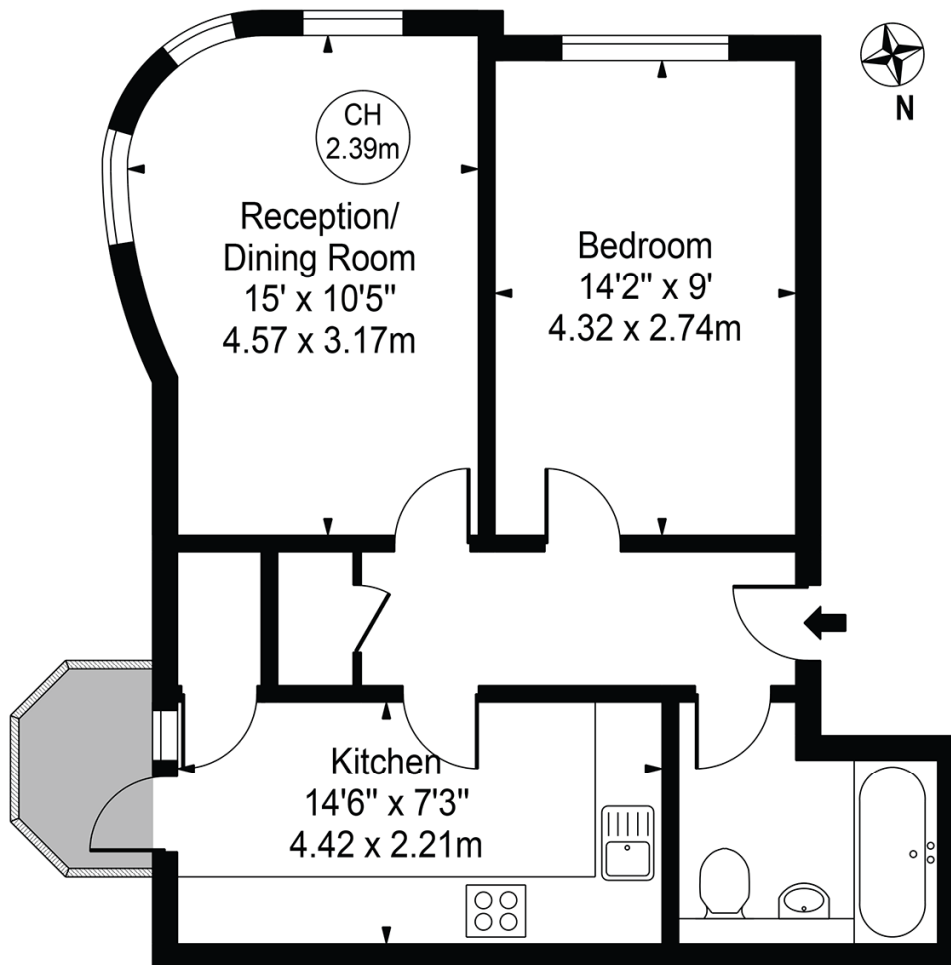
- One Bedroom Flat
- Top Floor
- Large Kitchen
- Private Balcony
- RBKC Parking Permit
- Modern Décor
- Wooden Floors Throughout
- EPC Rating C





Drake Court

Approx. Gross Internal Area 529 Sq Ft - 49.15 Sq M



Second Floor

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. Copyright Morriarti Photography & Design LTD

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	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 96 year and 11 months

Service Charge: £2491.56 per annum

Ground Rent: £ 10 Annually

Council Tax Band: C

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.

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

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.