



WESTBOURNE PARK ROAD, W11
£790,000 SHARE OF FREEHOLD

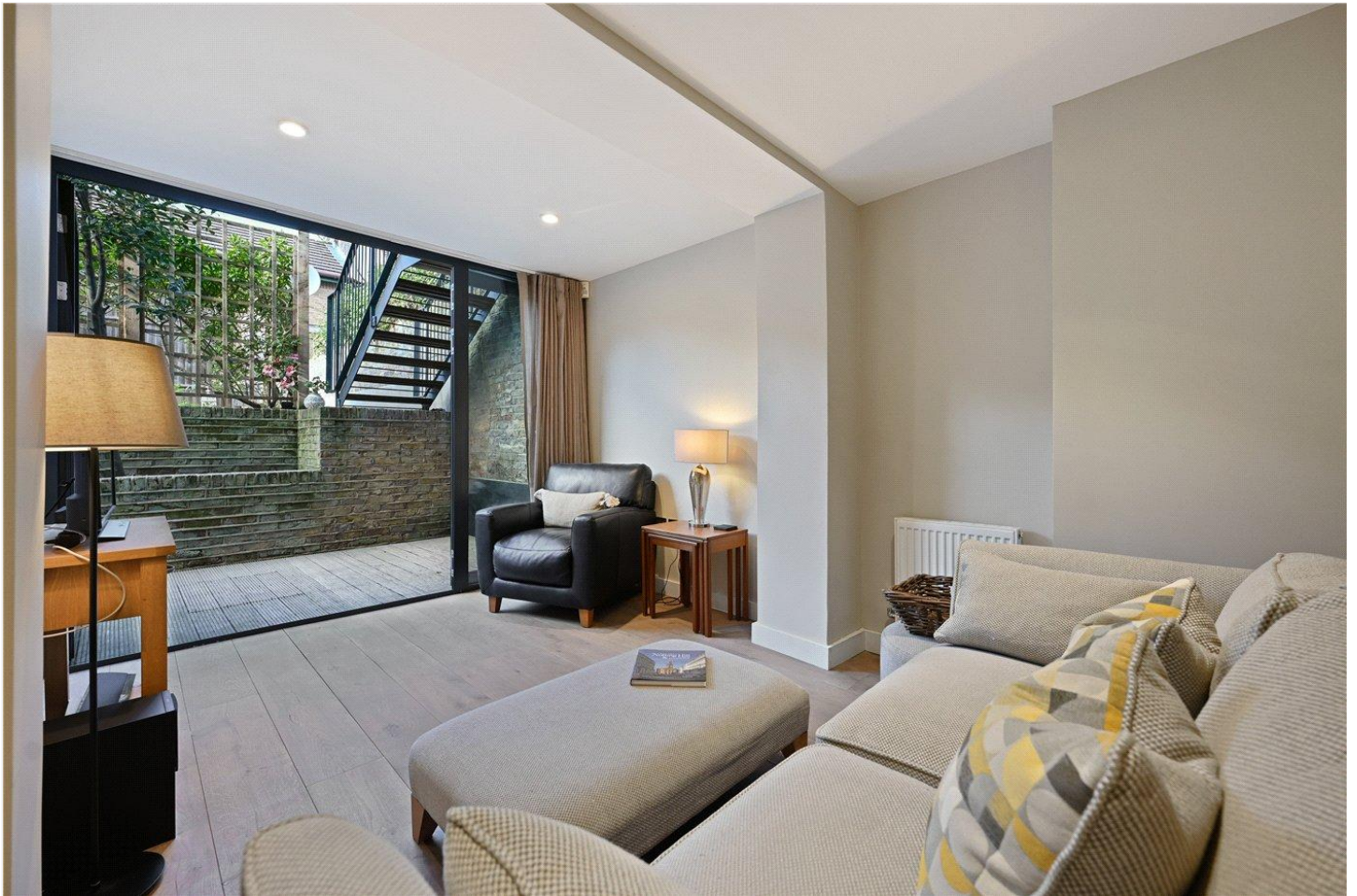
**THE PINK HOUSE IS A FUSION OF HISTORIC CHARM AND
 VIBRANT CONTEMPORARY LIVING AND CAPTURES THE
 UNIQUE SPIRIT THAT IS NOTTING HILL.**

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

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DESCRIPTION:

Accessed through its own private entrance, this wonderfully refurbished property has been renovated to a high standard with wooden floors throughout. It offers a spacious principal bedroom with en-suite, and a modern family bathroom. The second double bedroom at the rear opens directly out onto the decking and patio garden and would also make a lovely home office. Large double doors from the open-plan kitchen and reception room also open out to this two-tiered outdoor space, perfect for al fresco dining. At the front, a separate vault offers extra storage. This property qualifies for a RBKC residents parking permit.

LOCATION:

Westbourne Park Road runs east-west through Notting Hill, with the property ideally located near Portobello Road. A short walk takes you to the vibrant restaurants, shops, and amenities of both Portobello Market and Westbourne Grove. Ladbroke Grove tube station is also just a short distance away.

ADDITIONAL INFORMATION:

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>

The Property is located in a conservation area.





LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 755 SQ FT

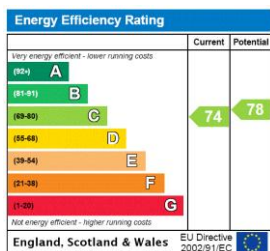
APPROX. GROSS INTERNAL FLOOR AREA WITH VAULT: 799 SQ FT/ 74 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT VAULT: 755 SQ FT/ 70 SQM

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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
we stop stop for property rendering

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.



Tenure: Share of Freehold

Term: 125 Years

Service Charge: £2,000pa

Council Tax 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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