



WESLEY SQUARE, W11
£699,950 SHARE OF FREEHOLD

**BEAUTIFUL DUPLEX NESTLED IN VIBRANT
 NOTTING HILL, NEAR PORTOBELLO MARKET**

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DESCRIPTION:

Nestled within an exclusive, private garden square, these flats enjoy serene, picturesque views over beautifully maintained communal gardens. To the rear, the outlook is quiet and peaceful. Inside, the property features a bespoke open-plan kitchen and reception area, thoughtfully designed with modern fixtures and fittings. The upper-level reception room—currently used as a sleeping area—offers generous space, while the lower-level bedroom benefits from excellent natural light. A stylish, contemporary family bathroom completes the layout. Wesley Square, built in 1979, is a small, well-regarded development of 50 houses, flats, and maisonettes, all of which are collectively owned by the residents through a shared freehold. This unique arrangement fosters a strong sense of community, with active involvement in the square's management encouraging warm and friendly neighbourly ties. The property is accessed via a private front garden, opening directly onto the tranquil, car-free garden square.

AT A GLANCE

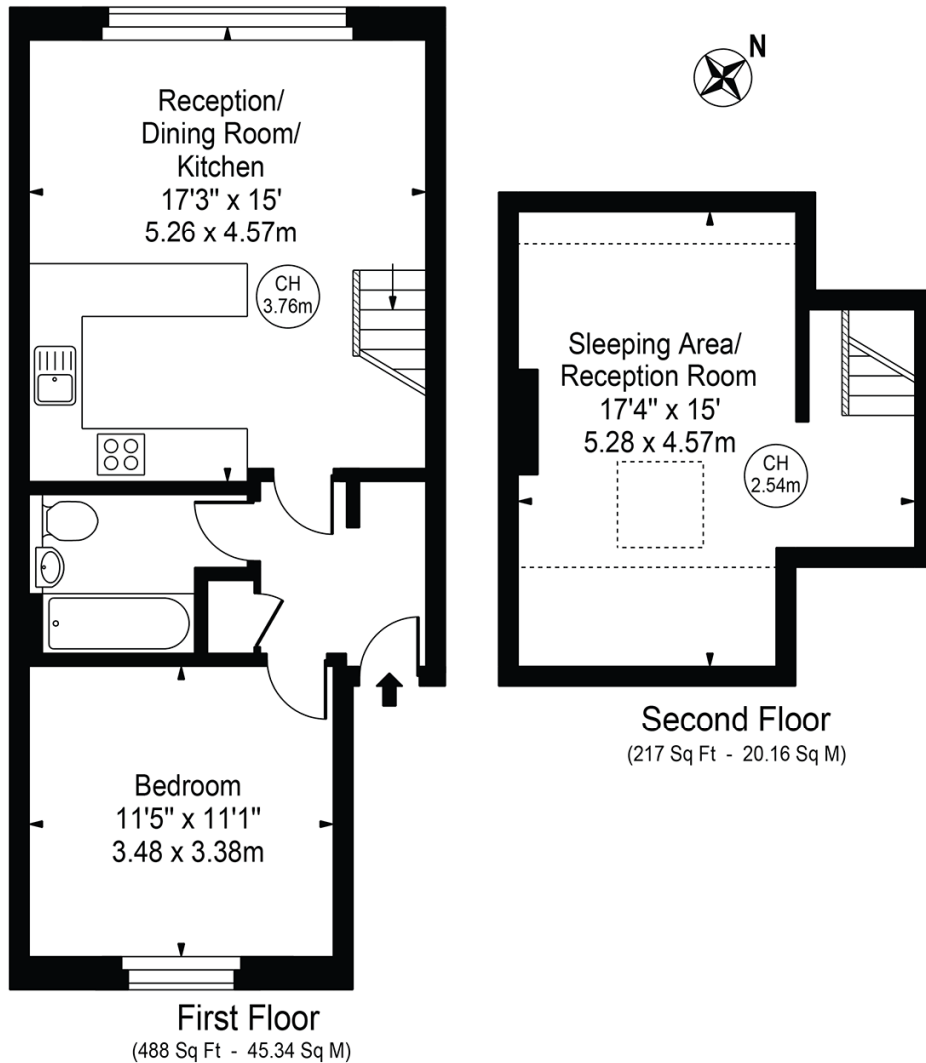
- Beautiful Loft Style Apartment
- Galleried Open Bedroom/Reception Room
- High Ceilings
- Large Closed Double Bedroom
- Stylish Kitchen and Bathroom
- Beautiful Communal Gardens and Views





Wesley Square

Approx. Total Internal Area 705 Sq Ft - 65.50 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 659 Sq Ft - 61.22 Sq M
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

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

Tenure: Share of Freehold

Service Charge: £3000 per annum

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: D

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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