



ALDRIDGE ROAD VILLAS, W11
£570,000 LEASEHOLD

A VERY BRIGHT TWO-BEDROOM MAISONETTE ON THE SECOND AND THIRD FLOOR OF A PERIOD BUILDING IN THIS SOUGHT AFTER LOCATION, PRESENTED IN EXCELLENT CONDITION THROUGHOUT.

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

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DESCRIPTION:

A very bright two-bedroom maisonette on the second and third floor of a period building in this sought after location, presented in excellent condition throughout. The property comprises; entrance hall on second floor, two double bedrooms, refurbished bathroom, stairs leading up to living room and separate fitted kitchen.

Utilities:

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>

LOCATION:

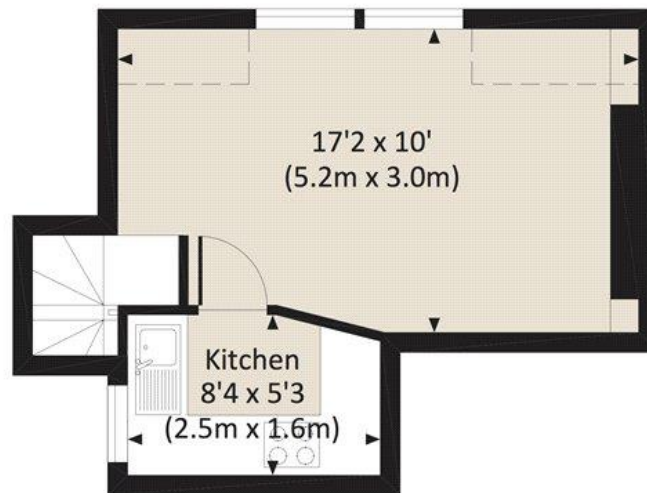
Aldridge Road Villas is a peaceful, residential street running north from Westbourne Park Road, a short walk from the many shops, restaurants and bars of Ledbury Road and Westbourne Grove. Westbourne Park underground is just moments away.



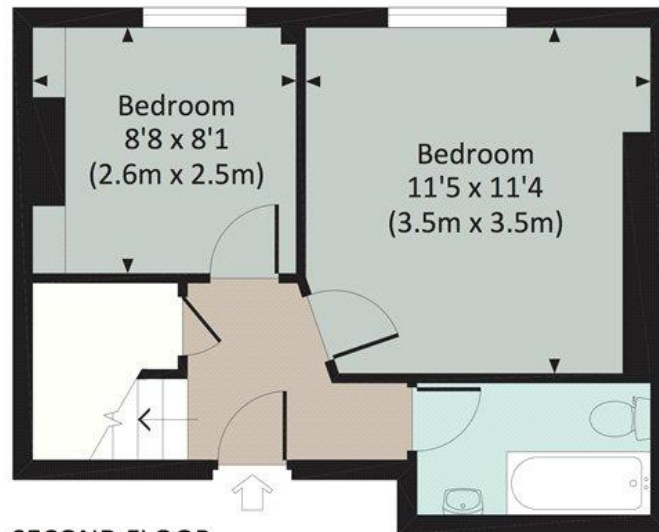
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Approx. gross internal area 506 Sq Ft. / 47.0 Sq M.

Approx. gross internal area 523 Sq Ft. / 48.6 Sq M. Inc. Restricted Height



THIRD FLOOR



SECOND FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7610 9933

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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(90-100) A	
(81-90) B	
(72-81) C	
(63-72) D	
(55-63) E	
(47-55) F	
(39-47) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Leasehold

Term: 102 year and 5 months

Service Charge: £2086 per annum

Ground Rent: £75 Annually (subject to increase)

Council Tax Band: E (Westminster)

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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