



NEWTON ROAD, W2
£800,000 LEASEHOLD

A BEAUTIFULLY PRESENTED AND VERY CHARMING TWO-BEDROOM FLAT ON THE FIRST FLOOR OF THIS PERIOD BUILDING WITH SHARED USE OF A FANTASTIC SHARED GARDEN BEHIND.

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk 178
 Westbourne Grove, London, W11 2RH

Winkworth

for every step...

winkworth.co.uk



SUMMARY:

Situated on the first floor, the accommodation extends to 633 sq.ft and comprises: entrance hall, reception room, two double bedrooms and a large bathroom. Double doors from the kitchen lead to a balcony with plenty of space for a table and chairs, the balcony overlooks the communal garden to the rear which is shared between the residents of the block.

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:

Newton Road is a delightfully peaceful street, located just behind the many shops, bars and restaurants of Westbourne Grove and a short walk from the amenities and transport links of Queensway (The Whitely's opening in 2024), Notting Hill Gate and Paddington. Kensington Gardens and Hyde Park are a short walk, while the bustling Portobello Market is within easy reach.

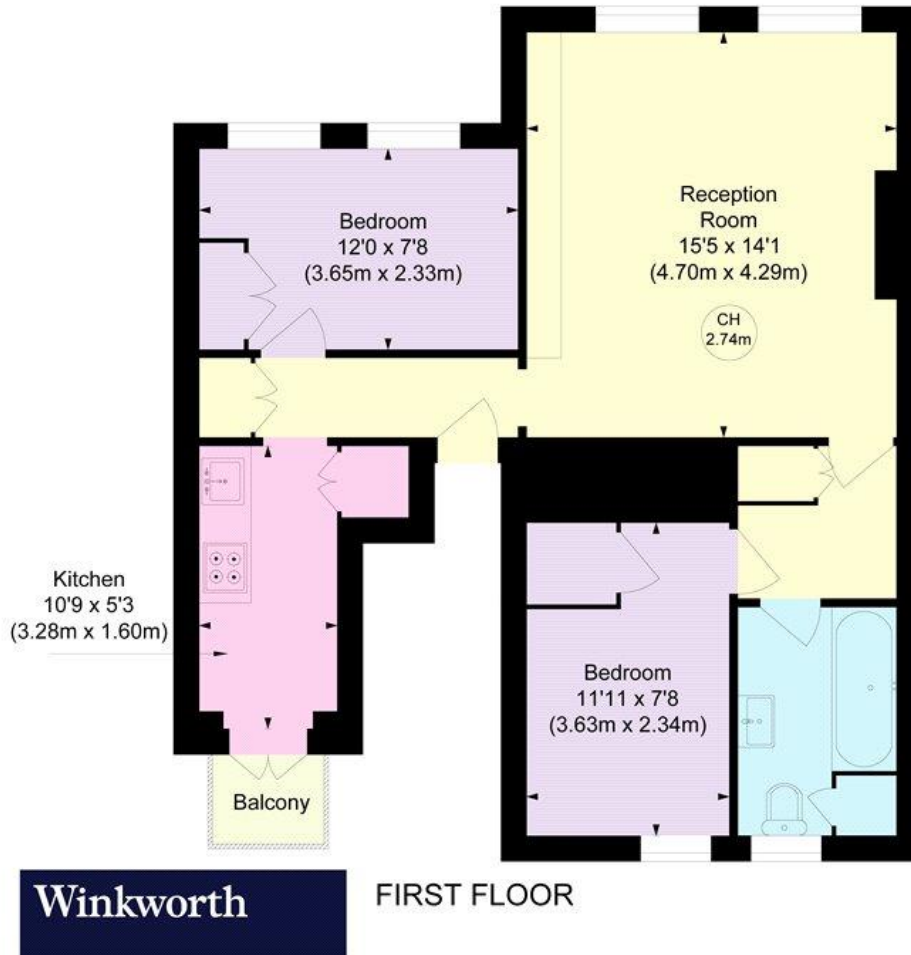


Newton Road, W2

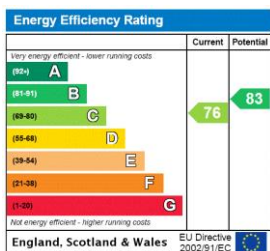
APPROXIMATE GROSS INTERNAL AREA
633 Ft² - 58.78 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



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: Leasehold

Term: Currently being extended.

Service Charge: £2,540 per annum

Ground Rent: £10 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.

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk
178 Westbourne Grove, London, W11 2RH

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.