



ALDRIDGE ROAD VILLAS, W11

**£745,000 LEASEHOLD**

**A WONDERFUL OPPORTUNITY TO BUY THIS BEAUTIFUL AND WELL-PROPORTIONED TWO BEDROOM PROPERTY ON THE RAISED GROUND FLOOR OF A PRETTY PERIOD CONVERSION.**

Notting Hill Sales | 0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)

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### DESCRIPTION:

The property boasts high ceilings, large windows and original features such as the fireplace and exposed brick wall that integrate flawlessly with the modern aspects of the property. The flat is immaculate throughout and boasts newly refurbished bathroom and kitchen. The accommodation comprises; two large double bedrooms of equal size which both offer ample built in storage, a bathroom with bath and shower, and a wonderful open-plan kitchen and reception room.







### **LOCATION:**

Aldridge Road Villas is a peaceful, tree lined residential street running north from Westbourne Park Road, a short walk from the shops and restaurants of Westbourne Grove and Portobello Road. Westbourne Park underground is just a moment away.

### **Utilities:**

Electricity – Mains

Water – Mains

Sewerage – Mains

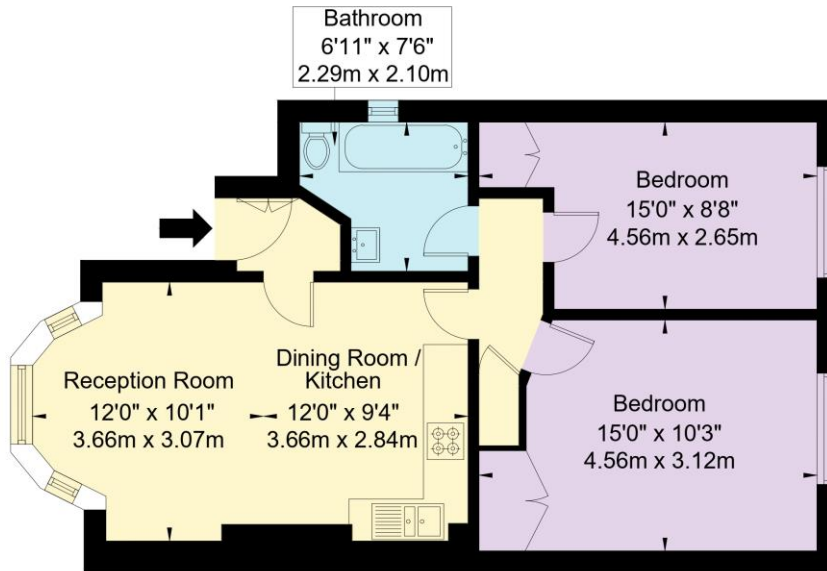
Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

# Aldridge Road Villas, W11 1BL

Approx Gross Internal Area = 54.7 sq m / 588 sq ft



Raised Ground Floor

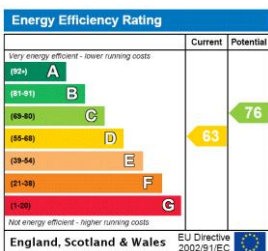
Ref:

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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.



**Tenure:** Leasehold

**Term:** 148 year and 0 months

**Service Charge:** £1,500 per annum

**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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