



**Berrington House, London, W2**  
£645,000 *Leasehold*



A NEWLY REFURBISHED, 2 BEDROOM, 2 BATHROOM APARTMENT,  
MINUTES FROM KENSINGTON GARDENS AND THE CENTRAL LINE.



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

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#### DESCRIPTION

Located on the lower ground floor with a private entrance door this apartment extends to 629 sq.ft. The accommodation comprises; entrance hall with a utility cupboard, open-plan reception room and kitchen, two double bedrooms, one with an ensuite shower room and a further shower room. A large loft above the hall provides further storage. Recently refurbished and in turn key condition this apartment makes the ideal London pied a terre.

#### LOCATION

Located on the southern stretch of Hereford Road the apartment offers excellent access to the fine selection of shopping and dining facilities along Westbourne Grove. Transport links are also close by with Central, Circle & District Line Underground Services at Notting Hill Gate and along Queensway. Furthermore, the relaxing open spaces of Kensington Gardens are also within easy reach.

#### 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>

## MATERIAL INFORMATION

**Tenure:** To be advised

**Term:** 0 year and 0 months

**Service Charge:** £2,300 per annum

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:** D (Westminster)

**EPC rating:** C

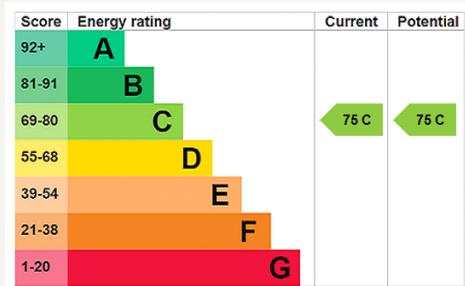
**Flooding:**

Has the property flooded in the last 5 years: 0

Last flood date:

Does the property have flood defences: 0

Sources of flooding: 0



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS250060>

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.



## BERRINGTON HOUSE, W2

APPROXIMATE GROSS INTERNAL AREA

626 Ft<sup>2</sup> - 58.16 M<sup>2</sup>

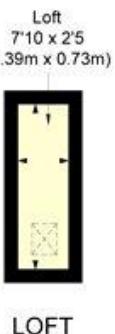
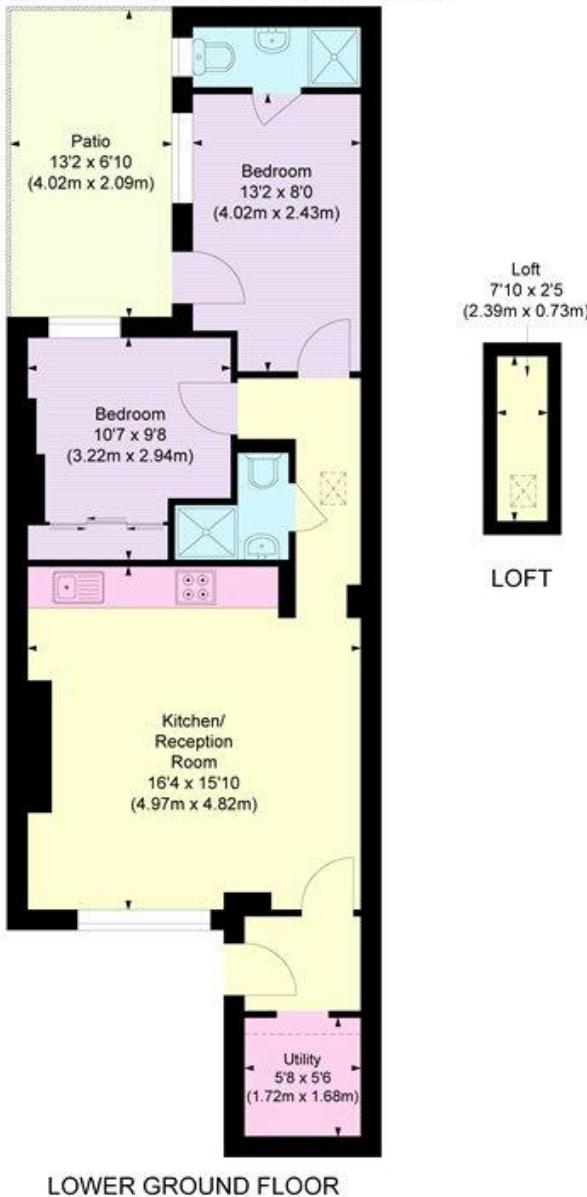
(INCLUDING UTILITY & LOFT)

UTILITY : 31 Ft<sup>2</sup> - 2.89 M<sup>2</sup>

LOFT : 19 Ft<sup>2</sup> - 1.74 M<sup>2</sup>

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



LOFT

LOWER GROUND FLOOR

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