



Westbourne Gardens, W2

£940,000 *Leasehold*



Elegant first-floor garden flat with an exceptional private terrace in a handsome end-of-terrace period building on one of Notting Hill's sought-after garden squares.

KEY FEATURES

- Elegant First Floor Flat
- Entirely Refurbished Recently
- Walnut Wood Floor
- Smart Lighting & Heating (Underfloor) System
- Wrap Around Balcony
- Bespoke Kitchen



Notting Hill Sales

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Set within an attractive end-of-terrace stucco-fronted building on prestigious Westbourne Gardens, this beautifully proportioned and extensively refurbished first-floor apartment offers approximately 508 sq ft of well-balanced accommodation, alongside a superb private terrace extending over 33 ft. The property features a bright and spacious open-plan kitchen, dining and reception room with impressive ceiling heights and excellent natural light from its dual-aspect position. A generous double bedroom is complemented by a modern shower room and useful mezzanine storage, while the expansive terrace provides an ideal setting for outdoor dining and entertaining. Having been entirely refurbished to the highest of standards there are a number of wonderful features such as a Walnut engineered wood floor, bespoke kitchen with intricate quartz stone worktop, underfloor heating throughout and a smart lighting system. The heating and lighting are smart systems that can be controlled remotely. All of this combine's period charm with contemporary living, this is a stylish and peaceful home in the heart of W2.



Westbourne Gardens is a picturesque tree-lined address ideally positioned between Bayswater, Notting Hill and Hyde Park. Residents benefit from easy access to the boutiques, cafés and restaurants of Westbourne Grove, Portobello Road and Queensway, together with the green open spaces of Kensington Gardens and Hyde Park. Excellent transport links are available nearby from Queensway, Royal Oak, Bayswater and Paddington stations, including the Elizabeth line, providing fast connections across London and to Heathrow.



MATERIAL INFORMATION

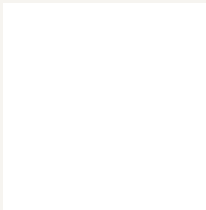
Tenure: Leasehold
Term: 176 year and 7 months
Service Charge: £1515 per annum
Ground Rent: Peppercorn
Council Tax Band: E (Westminster)
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/NHS260143>

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.



WESTBOURNE GARDENS, W2

APPROXIMATE GROSS INTERNAL AREA

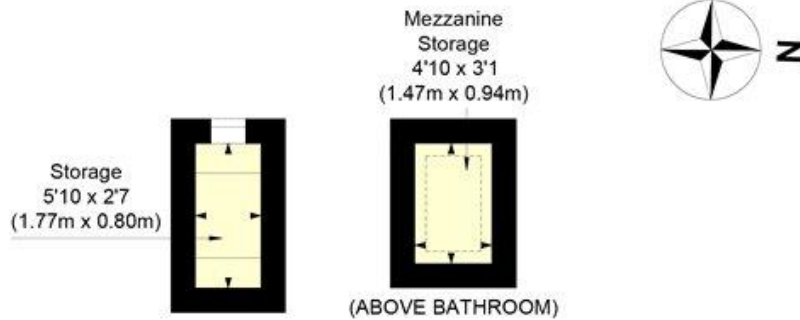
508 Ft² - 47.25 M²

(Including Storage & Excluding Mezzanine Storage)

Mezzanine Storage : 15 Ft² - 1.38 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



SECOND FLOOR



FIRST FLOOR

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