



Freston Road, W10

OFFERS OVER £450,000 *Leasehold*



A sleek and contemporary one-bedroom apartment with a private balcony, set within the popular Alestan House development in the heart of North Kensington. Flooded with natural light thanks to its impressive floor-to-ceiling windows, this beautifully presented apartment offers a bright and spacious open-plan reception room with a stylish, fully integrated kitchen - creating the perfect space for both relaxing and entertaining. The double bedroom benefits from fitted wardrobes, while the modern bathroom and excellent built-in storage complete this thoughtfully designed home.

KEY FEATURES

- Private balcony
- Floor-to-ceiling windows
- Bright open-plan living
- Fully integrated kitchen
- Double bedroom with wardrobes
- Beautiful communal gardens
- Moments from Latimer Road Station



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Step out onto your private balcony for a morning coffee or evening drink, with the added benefit of beautifully maintained communal gardens exclusively for residents.

Perfectly positioned between Ladbroke Grove, White City and Shepherd's Bush, the apartment is moments from the vibrant cafés, restaurants and independent boutiques of Portobello Road and Golborne Road, with the world-class shopping, dining and entertainment of Westfield London also close by. Residents are equally well placed to enjoy the open green spaces of Holland Park. Excellent transport links include Latimer Road Underground Station just a short walk away, providing swift access across London.





MATERIAL INFO

Tenure: Leasehold

Term: 113 year and 6 months

Service Charge: £2862.96 per annum

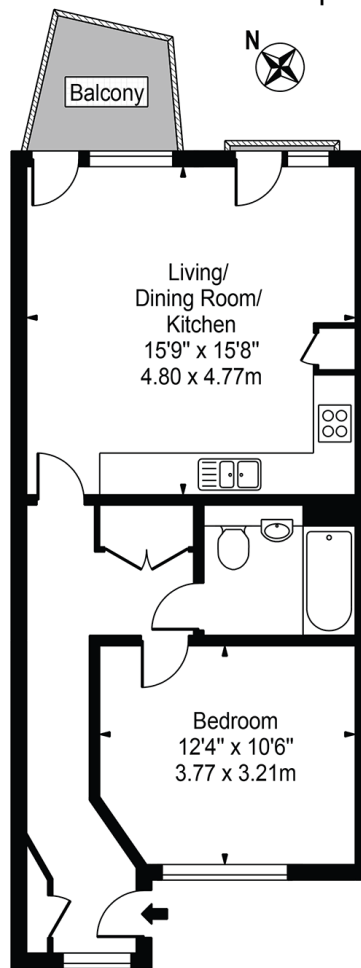
Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: RBKC Band C

EPC rating: C

Alestan House

Approx. Gross Internal Area 548 Sq Ft - 50.91 Sq M



Third Floor
For Illustration Purposes Only - Not To Scale

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

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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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