



Wesley Square, W11

£650,000 *Share of Freehold*



A fantastic and unique property situated within Wesley Square, an exclusive private development centred around beautifully maintained communal gardens, offering a wonderfully peaceful setting and quiet outlook to the rear.

KEY FEATURES

- Exclusive private garden square
- CGI enhanced images
- Beautifully maintained communal gardens
- Private front garden
- Bespoke open-plan kitchen/reception room
- Flexible additional reception/sleeping area
- Spacious bedroom with excellent natural light
- Share of Freehold



North Kensington

020 7792 5000 | northkensington@winkworth.co.uk

Winkworth

for every step...



Arranged over two levels, the accommodation comprises a bespoke open-plan kitchen/reception room with modern fixtures and fittings, a spacious upper reception room currently arranged as a sleeping area, a generous bedroom with excellent natural light and a modern family bathroom. The property is approached through its own private front garden directly from the beautiful car-free garden square.

Built in 1979, Wesley Square is a charming development of just 50 houses, maisonettes and flats, with the residents collectively owning the freehold and enjoying a strong sense of community.

Located just off Lancaster Road, the property is moments from Portobello Road, Golborne Road and their fantastic selection of shops, cafés and restaurants. Ladbroke Grove Underground Station (Hammersmith & City and Circle Lines) is also within easy walking distance.



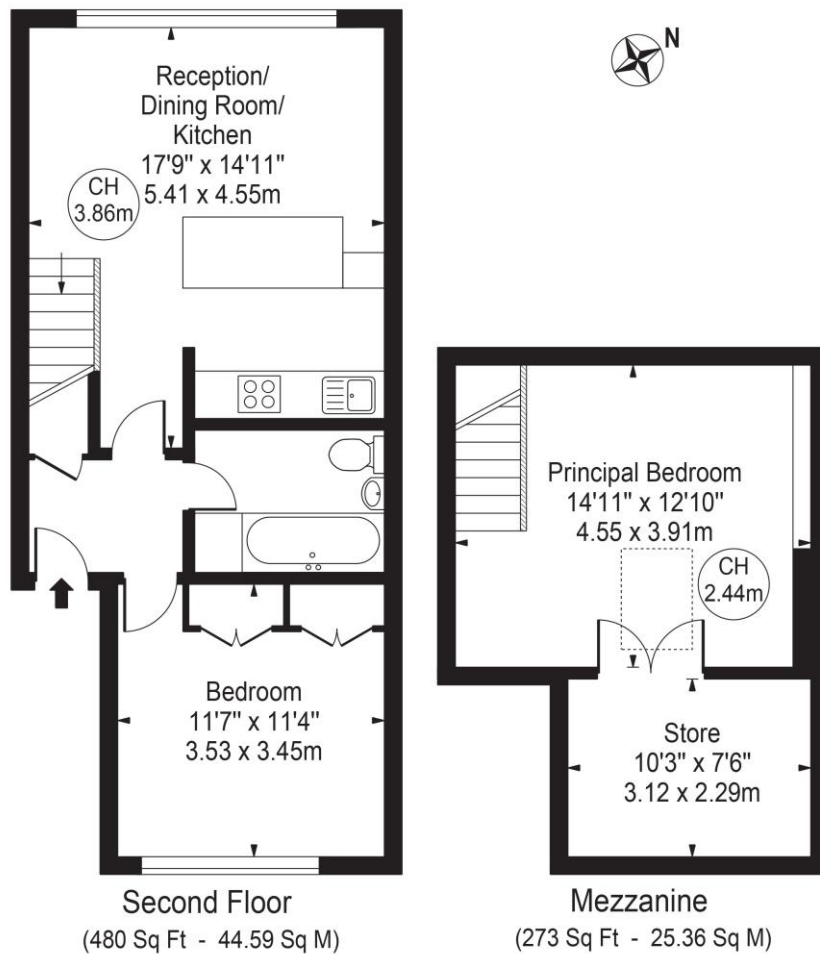


MATERIAL INFO

Tenure: Share of Freehold
Term: 900+ years
Service Charge: £3000 per annum
Ground Rent: Peppercorn
Council Tax Band: RBKC Band E
EPC rating: C

Wesley Square

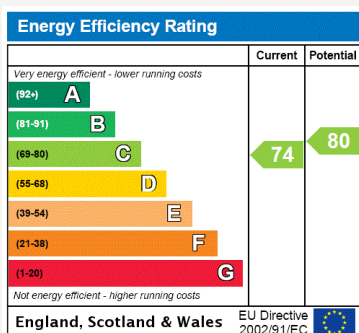
Approx. Gross Internal Area 753 Sq Ft - 69.96 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Copyright Morriarti Photography & Design LTD



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



<https://www.winkworth.co.uk/sale/property/LAD260073>

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.

North Kensington

020 7792 5000 | northkensington@winkworth.co.uk

Winkworth

for every step...

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.