



WESTBOURNE GARDENS, LONDON, W2
£1,000,000 SHARE OF FREEHOLD

Winkworth



WESTBOURNE GARDENS, LONDON, W2

Located on 'Westbourne Gardens' - a distinguished and most desirable Georgian garden square. A stylish apartment featuring a large and attractive west facing private garden, beautifully presented, well-proportioned and two suited double bedrooms.

Moments from Queensway and Westbourne Grove, the property is surrounded by boutique shops, cafés, and restaurants.

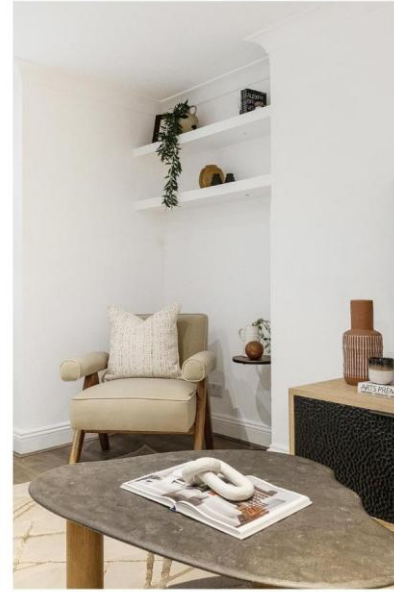
SHARE OF FREEHOLD: ABOUT 990 YEARS REMAINING
SERVICE CHARGE - ABOUT £1,620 PER ANNUM
GROUND RENT - PEPPERCORN
COUNCIL TAX BAND: F

** Please note: one vault shown on the floor plan, is not demised to the property. Ask agent for more information.
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LOCATION

The property is well placed with excellent transport links, including Royal Oak, Bayswater and Queensway, together with Paddington main line Station, less than a mile away, offering fast connections to Heathrow and Canary Wharf via the Elizabeth line.







Lower Ground Floor
863 ft²

Westbourne Gardens, W2
 Approximate Gross Internal Area
 80.18 SQ.M / 863 SQ.FT
 (EXCLUDING VAULTS)
 VAULTS: 7.43 SQ.M / 80 SQ.FT
 INCLUSIVE TOTAL AREA 87.61 SQ.M / 943 SQ.FT

Illustration for identification purposes only. Not to scale.
 Floor Plan Drawn According To RICS Guidelines.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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