



WESTBOURNE GARDENS, LONDON, W2
GUIDE PRICE £950,000 SHARE OF FREEHOLD

Winkworth



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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

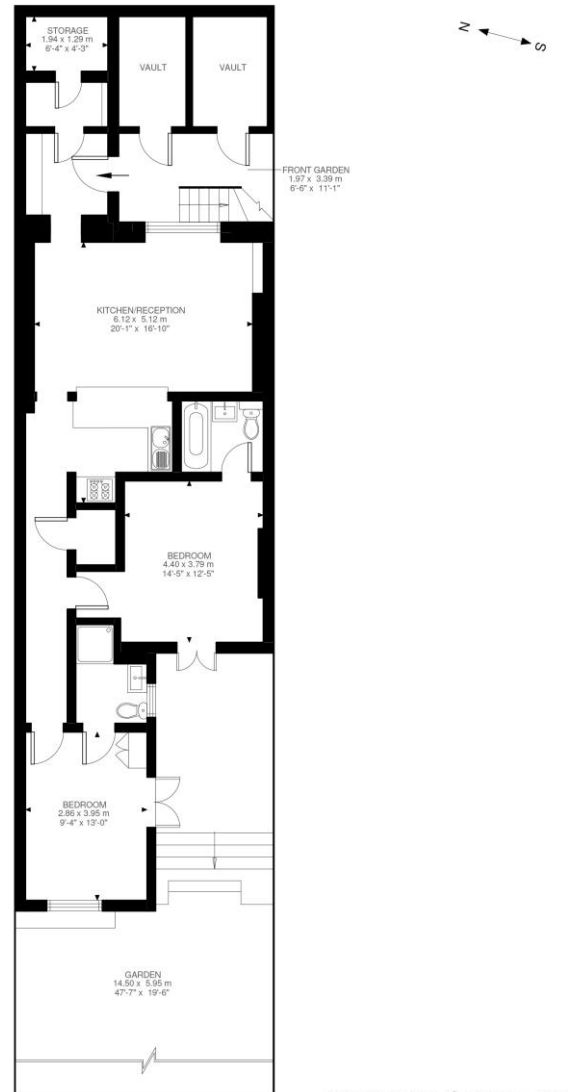
** Please note: one vault shown on the floor plan, is not demised to the property. Ask agent for more information.
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LOCATION

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

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

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

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

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