



ALDRIDGE ROAD VILLAS, W11
£775,000 LEASEHOLD

**AN ELEGANT FIRST FLOOR ONE BEDROOM
APARTMENT IN THIS PEACEFUL, TREE LINED,
NOTTING HILL STREET.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

An elegant, bay windowed, first floor one bedroom apartment in this peaceful, tree lined, Notting Hill Street. This fabulous one-bedroom apartment benefits from all the elegant proportions one would expect from a first-floor property with excellent ceiling heights and large windows throughout. A spacious reception of over 20 feet in length sits to the front with large bay window, wood flooring and semi open plan kitchen. To the rear of the property are the bedroom and bathroom, both larger than one would expect of a one-bedroom property locally. There is potential to reconfigure the current layout to relocate the current bathroom, creating a two-bedroom flat, subject to the necessary permissions and consents.

The property is located in a conservation area.

ADDITIONAL INFORMATION

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

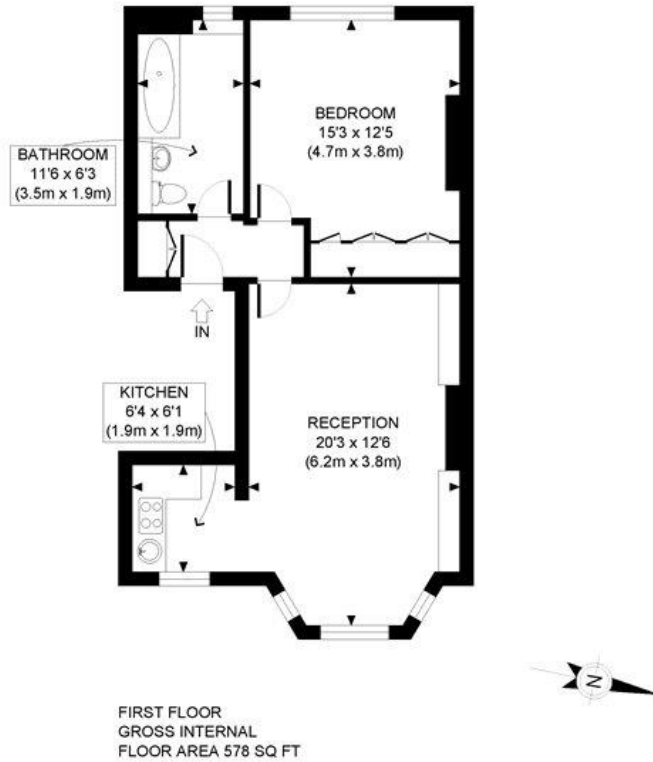
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

LOCATION:

Aldridge Road Villas is a peaceful, residential street running north from Westbourne Park Road, a short walk from the many shops, restaurants and bars of Ledbury Road, Portobello Road and Westbourne Grove. Westbourne Park underground station is just moments away, while Paddington Station is 1.4 miles away or two Tube Stops, providing access to the Heathrow Express, Elizabeth Line and Train Services.





APPROX. GROSS INTERNAL FLOOR AREA: 578 SQ FT/ 54 SQM

Winkworth

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
REAL ESTATE PHOTOGRAPHY & DESIGN

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

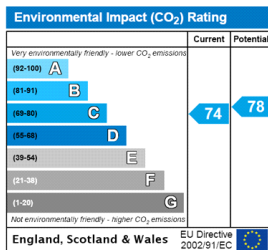
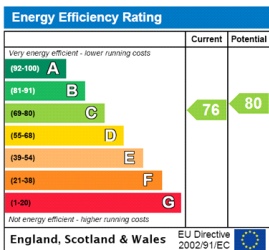
Tenure: Leasehold

Term: 117 year and 4 months

Service Charge: £400 per annum

Council Tax Band: E (Westminster)

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.



Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk



for every step...

winkworth.co.uk

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.