



**ALDRIDGE ROAD VILLAS, W11**  
**£595,000 SHARE OF FREEHOLD**

**A BRIGHT AND WELL-LAID OUT, TOP-FLOOR, TWO  
BEDROOM PROPERTY ON THIS PEACEFUL, TREE-LINED  
NOTTING HILL STREET**

Notting Hill Sales | 0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)

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### **DESCRIPTION:**

This bright, two-bedroom apartment occupies the third floor of a period building and features a spacious reception room opening to well-appointed, cool, white kitchen with integrated appliances and a range of wall and floor units. To the front of the property are two double bedrooms looking west, while the large bathroom and a large separate storage cupboard are between the bedrooms and reception room.

### **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 and Westbourne Grove. Westbourne Park underground is just moments away.

The property is located in a conservation area.

### **Additional Information:**

Electricity – Mains

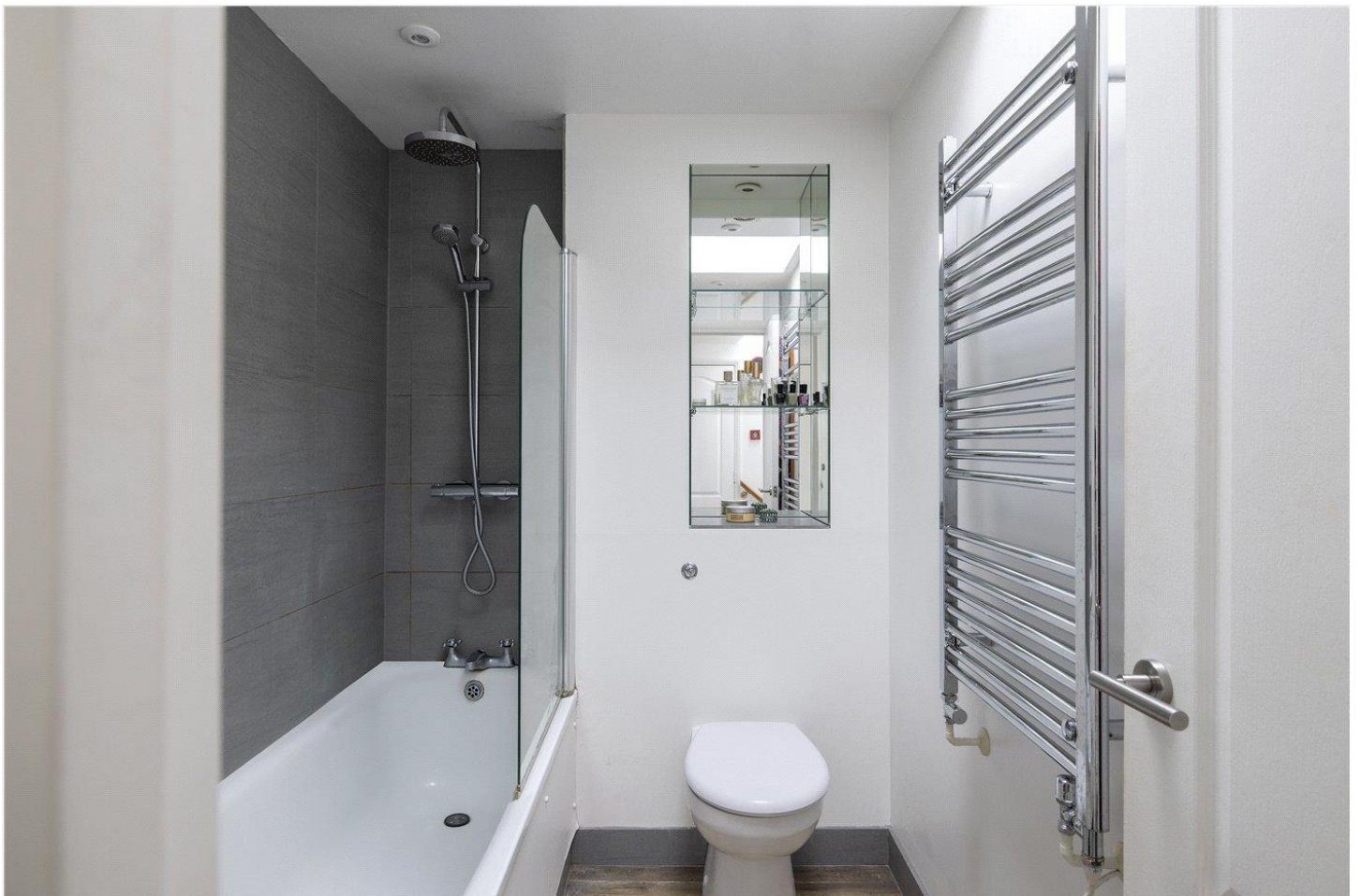
Water – Mains

Sewerage – Mains

Heating – Gas

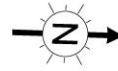
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Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

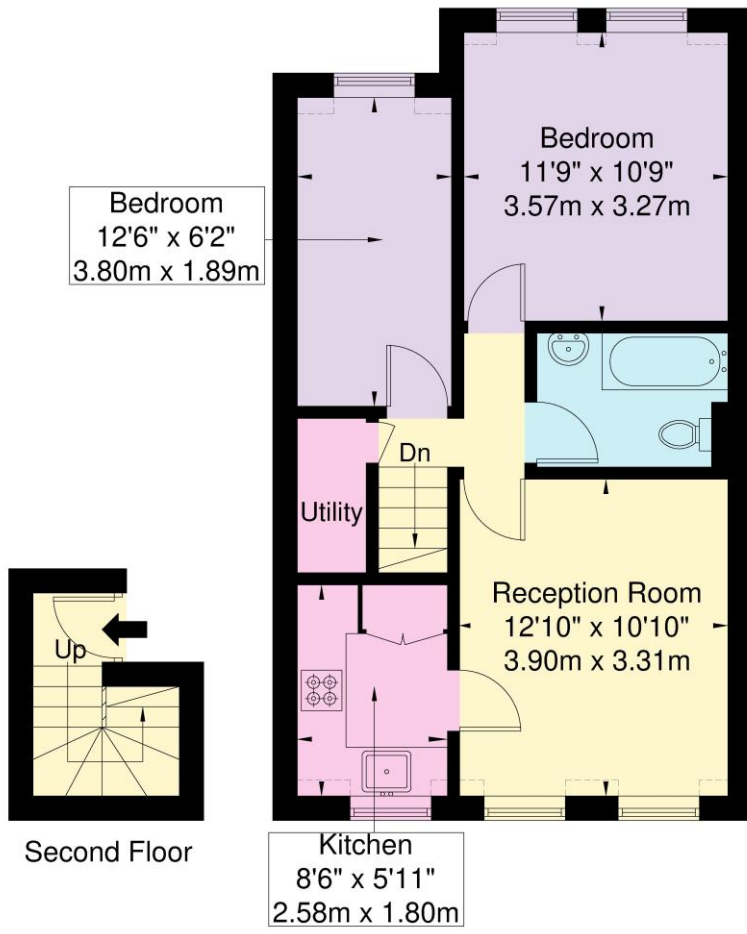


# Aldridge Road Villas W11 1BN

Approx. Gross Internal Area = 51.6 sq m / 554 sq ft



 = Reduced headroom below 1.5m / 5'0



Second Floor

Third Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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:** Share of Freehold

**Term:** 116 year and 9 months

**Service Charge:** £1,800 per annum

**Council Tax Band:** D (City of 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	78
(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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