



SANDBOURNE HOUSE, LONDON, W11  
**£675,000 LEASEHOLD**

**AN EXTREMELY SPACIOUS, CONTEMPORARY STYLED,  
THREE BEDROOM APARTMENT OFFERING ALMOST  
1000SQFT OF LATERAL SPACE.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk 178  
Westbourne Grove, London, W11 2RH

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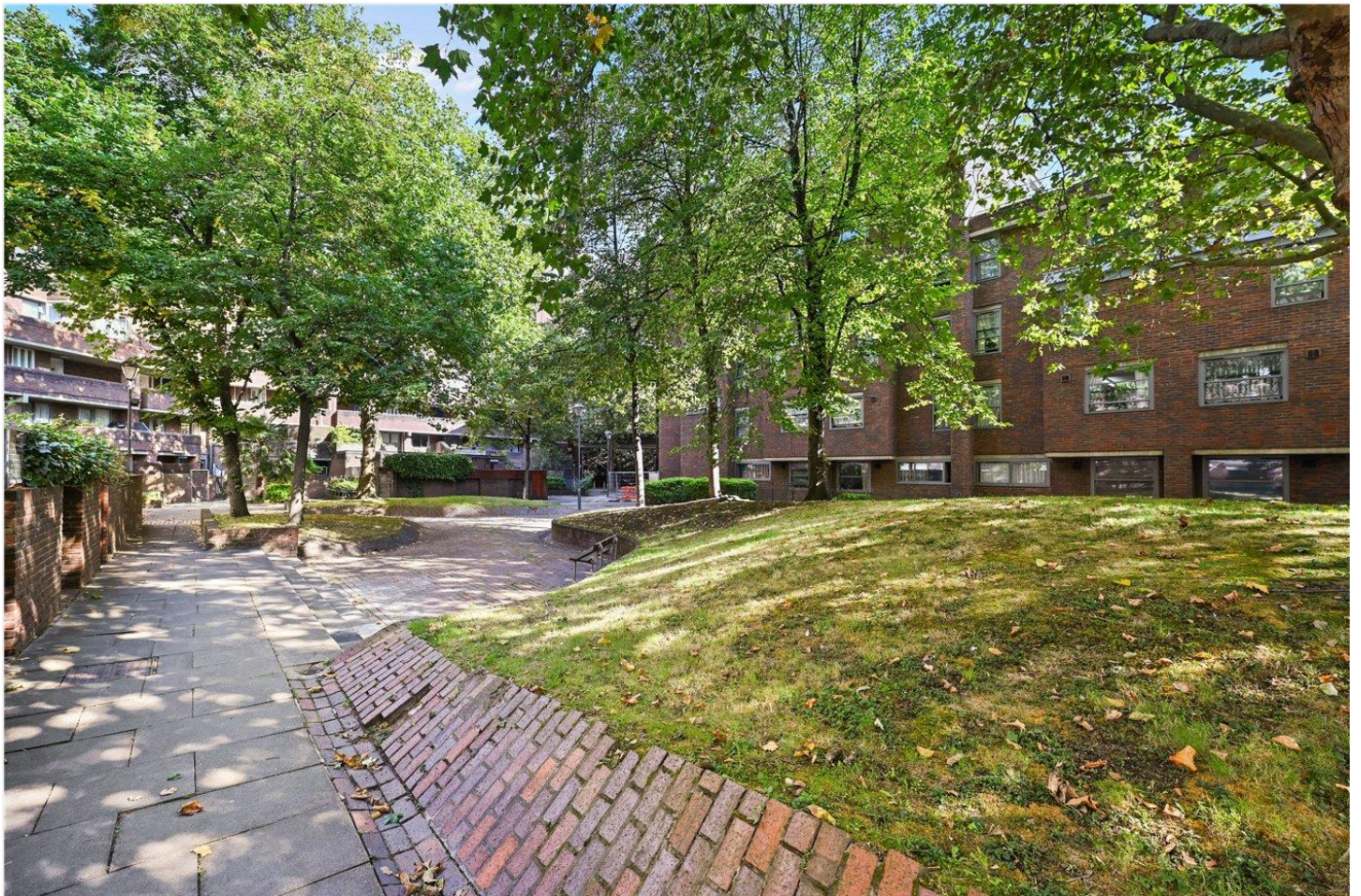


## **SUMMARY:**

This extremely spacious ground floor apartment measures almost 1000sqft in total, and laid out over just one floor provides a fantastic sense of space. Entered via its own, private, south facing garden, the front doors leads via an entrance hall to a fantastic open kitchen dining area of over 20 feet in length, as well as a large separate reception to the front looking out over the garden. To the rear are three double bedrooms, one bathroom and a shower room. For the area, this light, contemporary styled apartment represents excellent space for such a price.

## **LOCATION:**

Sandbourne is an incredibly well-located modern purpose-built building, to the northern end of Ledbury Road, a short walk from the shops, bars and restaurants of Westbourne Grove and Portobello Road.





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 970 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 970 SQ FT/ 90 SQM



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 COMMERCIAL

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 86 year and 7 months

**Service Charge:** £3836.03 per annum (includes heating costs)

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** D

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.

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