



FORBRA HOUSE, LONDON, W11
£1,450,000 SHARE OF FREEHOLD

A FANTASTIC TWO BEDROOM, TWO BATHROOM DUPLEX APARTMENT WITH A WEST FACING TERRACE SITUATED IN THIS MUCH SOUGHT AFTER MEWS JUST OFF LEDBURY ROAD.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This wonderfully bright and spacious flat is situated on the second and third floors of a charming period conversion situated at the entrance of a quiet Mews. Extending to 930sq.ft the flat is entered on the second floor where an entrance hallway leads to the open-plan kitchen and reception room with windows on both sides, fireplace, wooden floors and French Doors leading to a private west facing roof terrace. Upstairs there are two large bedrooms, the principal bedroom has an ensuite shower room while there is another large bathroom.

LOCATION:

Ledbury Mews West is in close proximity to the highly fashionable addresses of Westbourne Grove, Ledbury Road and Portobello Road, and benefits from all the shopping and transport facilities of the local area. The green spaces of Kensington Gardens are also nearby.







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 503 SQ FT

THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 427 SQ FT

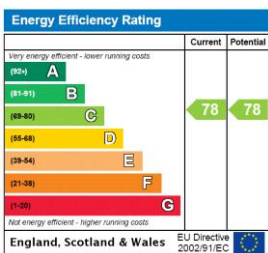
APPROX. GROSS INTERNAL FLOOR AREA: 930 SQ FT/ 86 SQM



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 .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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.



- Utilities:**
- Gas – Mains
 - Electricity – Mains
 - Waste – Mains Sewerage
 - Water – Mains
 - Broadband – Fiber

- Tenure:** Share of Freehold
Term: 964 years remaining
Service Charge: £3,224 per annum
Ground Rent: N/A
Council Tax Band: Royal Borough of Kensington & Chelsea (Band F)
 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.