



NEWTON ROAD, W2  
£1,095,000 LEASEHOLD

**A TRULY STUNNING ONE BEDROOM GARDEN APARTMENT,  
FINISHED TO THE HIGHEST OF STANDARDS AND WITH OFF STREET  
PARKING, ON THIS QUIET AND PRESTIGIOUS NOTTING HILL STREET.**

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



### **DESCRIPTION:**

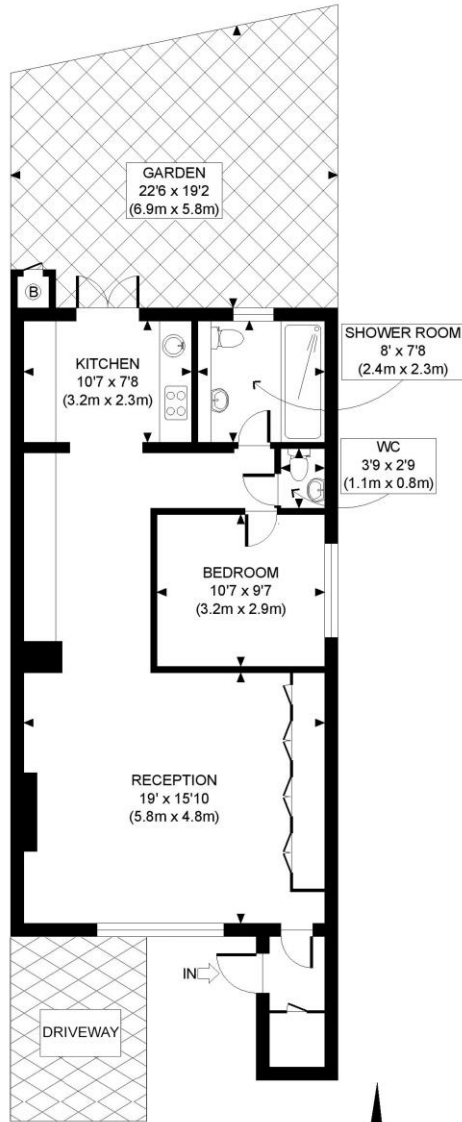
An absolutely stunning one-bedroom garden flat designed and furnished to the highest of standards. The accommodation extends to 755sq.ft and comprises; a large open plan reception room which has been cleverly designed to incorporate a spacious dining area linking the living space to the kitchen without being traditionally open plan. The kitchen opens out on to a lovely slated private garden via the Crittall doors, which let in plenty of natural light. A large shower/wet room boasts a spacious shower and the cosy bedroom incorporates plenty of storage as does the rest of the flat. To the front is a demised off-street carparking space.





## LOCATION:

Newton Road is a delightfully peaceful street, located just behind the many shops, bars and restaurants of Westbourne Grove and a short walk from the amenities and transport links of Queensway (The Whitelys Development due to open Autumn 2024), Notting Hill Gate and Paddington. Kensington Gardens and Hyde Park are a short walk, while the bustling Portobello Market is within easy reach.



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 755 SQ FT

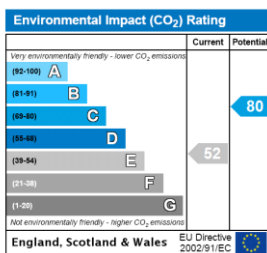
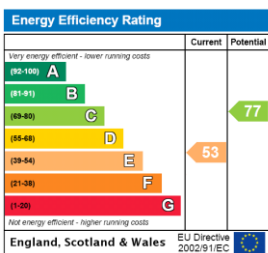
APPROX. GROSS INTERNAL FLOOR AREA: 755 SQ FT/ 70 SQM

### 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

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:** 93 year and 0 months

**Service Charge:** £2800 per annum

**Ground Rent:** £ 125 Annually (subject to increase)

**Council Tax Band:** C

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.

# Winkworth

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.