



ALDRIDGE ROAD VILLAS, W11  
**£695,000 LEASEHOLD**

## A BRIGHT TWO BEDROOM FLAT IN A PEACEFUL NOTTING HILL SPOT

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

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### **DESCRIPTION:**

This bright, two-bedroom apartment occupies the second floor of a period building and features a very spacious reception room of over 17 feet opening to well-appointed, cool, white kitchen with metro tiled splash backs and wood surfaces. To the rear of the property are two peacefully appointed bedrooms looking over the gardens to the rear and an sleek, white bathroom.

### **Utilities:**

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

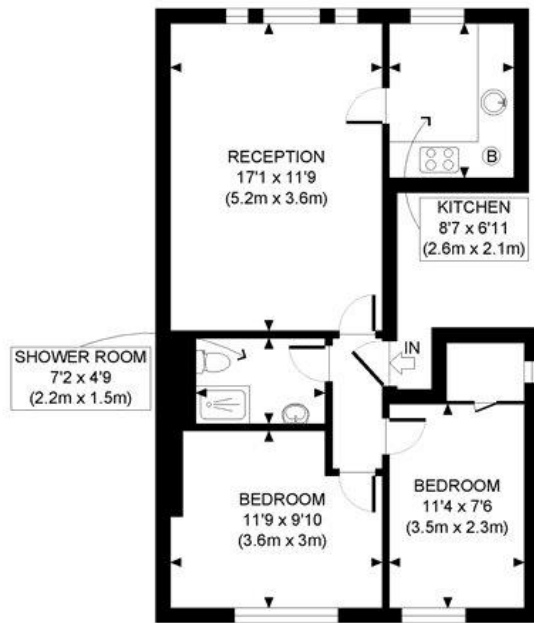
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 549 SQ FT

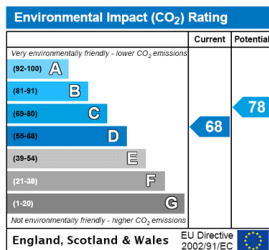
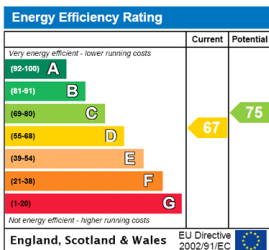
APPROX. GROSS INTERNAL FLOOR AREA: 549 SQ FT/ 51 SQM

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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 COOK

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:** 85 year and 11 months

**Service Charge:** £2300 per annum

**Ground Rent:** £ 170 Annually (subject to increase)

**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.

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