



ALDRIDGE ROAD COURT, LONDON, W11  
**£695,000 LEASEHOLD**

**AN IMMACULATELY PRESENTED, EXTREMELY WELL  
PORTIONED TWO BEDROOM APARTMENT ON THIS  
PEACEFUL, TREE LINED STREET.**

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

**Winkworth**

for every step...

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



## **SUMMARY:**

This immaculately presented apartment has been entirely refurbished in recent years in an elegant, contemporary style with high quality fittings and wood flooring throughout. It sits on the first floor of a small, modern apartment building and is extremely well proportioned. The property features a large reception room opening on to a south-west facing terrace looking over gardens, a beautifully appointed separate eat in kitchen, two good double bedrooms and a very generous bathroom. Outside is a designated garden section for each flat there is also the benefit of an external storage room. A fabulous flat which would make the perfect first time buy in this popular Notting Hill spot.

The property is located in a conservation area.

## **Utilities:**

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

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

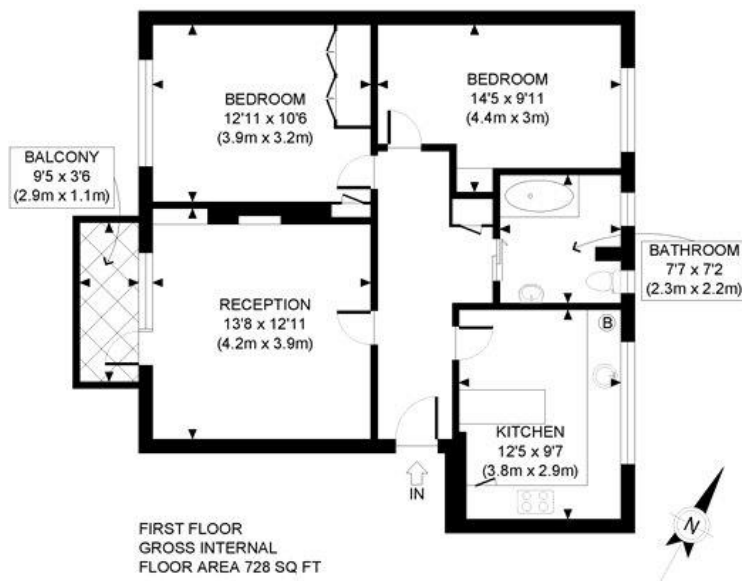
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## **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.







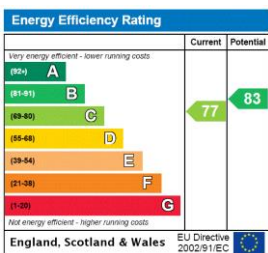
APPROX. GROSS INTERNAL FLOOR AREA: 728 SQ FT/ 68 SQM

**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  
REAL ESTATE PHOTOGRAPHY & VIDEO

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:** 179 Years approx..

**Service Charge:** £2,201.72 per annum

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

**Council Tax Band:** D (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.

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

**Winkworth**

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.