



WESTBOURNE GROVE TERRACE, W2  
£350,000 LEASEHOLD

## A VERY WELL-PRESENTED STUDIO FLAT MOMENTS FORM WESTBOURNE GROVE AND QUEENSWAY.

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

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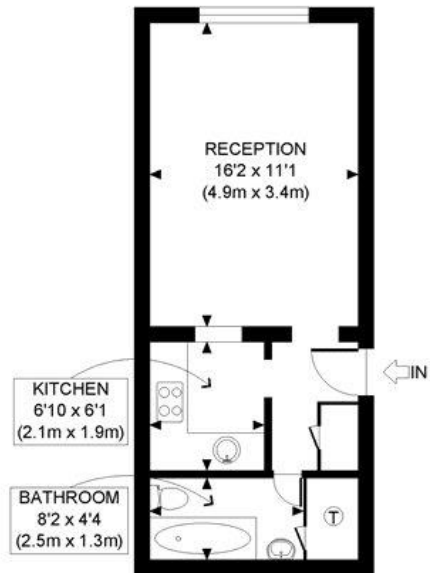
### **DESCRIPTION:**

This lovely studio flat is presented in excellent condition and situated on the lower ground floor of a period conversion with the benefit of a lift in the building. The accommodation comprises; entrance hallway, kitchen, bathroom and studio room to the front. The kitchen is newly fitted and there are wooden floors throughout, with tiles in the bathroom.

### **LOCATION:**

Westbourne Grove Terrace is a quiet cul de sac running off Westbourne Grove itself, just to the west of Queensway with a whole host of shops, bars and restaurants seconds away, moments from both Queensway and Bayswater underground stations and within walking distance of Paddington Station, the Heathrow Express and Elizabeth Line. Kensington Gardens is a short stroll away.





LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 317 SQ FT



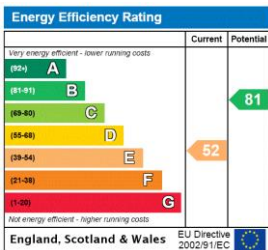
APPROX. GROSS INTERNAL FLOOR AREA: 317 SQ FT/ 29 SQM

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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.

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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:** 111 year and 10 months

**Service Charge:** £1500 per annum

**Ground Rent:** £ 100 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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