



WESLEY SQUARE, W11
£3,500 PER MONTH UNFURNISHED
SPACIOUS THREE BEDROOM MAISONETTE IN SOUGHT AFTER DEVELOPMENT

Winkworth



WESLEY SQUARE, W11

Fantastic Duplex Maisonette in the Heart of Notting Hill just minutes away from Portobello Market

Designed by the architect, Terry Farrell in 1979, Wesley Square is a modern garden square, with a small development of 50 houses, maisonettes and flat, the owners who jointly own the freehold. This maisonette has direct access to the award-winning Communal Garden, which fosters a strong sense of community, allows, everyone who wishes, to have a neighbourly relationships and a sense of community. Entered through a private front garden off the beautiful car-free garden square.

Beautifully presented private entrance with a well-maintained front garden to the front of the property, the property comprises a large reception room with bi folding patio doors to a delightful private garden and a separate kitchen. Upstairs there is a spacious Master Bedroom, a second bedroom, further bedroom/study and family bathroom. Situated in a private, award winning communal garden square.

Located off Lancaster Road, Wesley Square is well located to take advantage of all that Notting Hill has to offer. There are a wide variety of Shops, Bars and Restaurants, Portobello Road and Market, plus the increasingly popular Golborne Road.

Ladbroke Grove Underground Station (Hammersmith & City and Circle Lines) plus good local bus routes provide access in and out of the City.

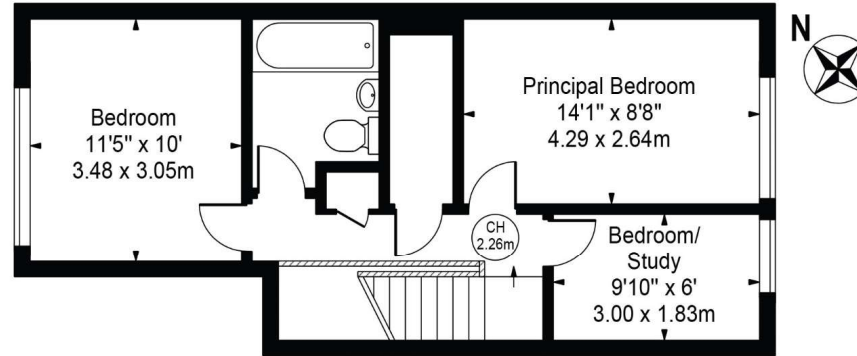




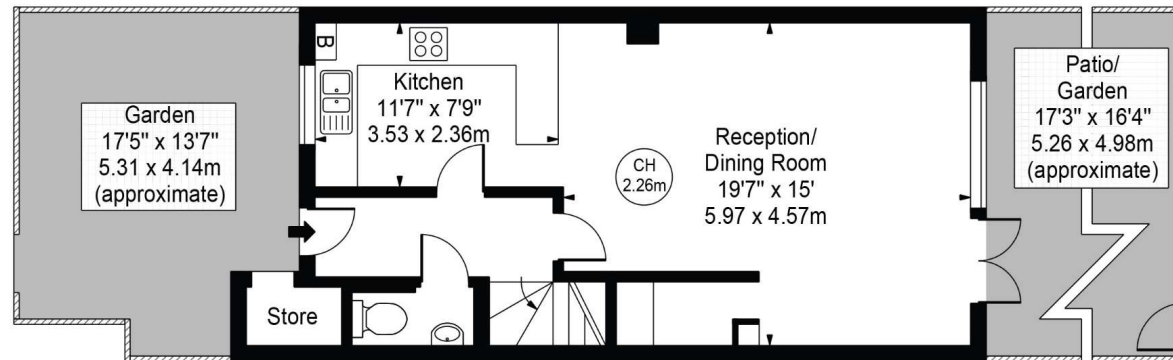
Wesley Square

Approx. Gross Internal Area 947 Sq Ft - 87.98 Sq M
(Excluding Store)

Approx. Gross Internal Area Of Store 11 Sq Ft - 1.02 Sq M



First Floor
(481 Sq Ft - 44.69 Sq M)



Ground Floor
(477 Sq Ft - 44.31 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Copyright Morriarti Photography & Design LTD

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 81 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

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.

