



## WESTBOURNE GROVE, W2

£700,000 LEASEHOLD (171 YEARS REMAINING)

**A LOVELY BRIGHT AND SPACIOUS TWO DOUBLE BEDROOM FLAT, LOCATED ON THE EVER POPULAR AND SOUGHT OUT STREET OF WESTBOURNE GROVE.**

**2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Flat/Apartment, Upper Floor without Lift, Period, Good decoration, 730 Approx Sq Ft, Service Charge £2,900 p/a, Ground Rent N/A**

**Winkworth**

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

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### DESCRIPTION:

A lovely bright and spacious two double bedroom flat, located on the ever popular and sought out street of Westbourne Grove. Situated on the second floor of the building the apartment comprises a large open plan kitchen, dining and reception room flooded with light through two large south facing windows. There are two double bedrooms to the front, the master ensuite, and a large bathroom.

### LOCATION:

Westbourne Grove runs through the centre of Notting Hill, lined by many of the area's most fashionable boutiques and restaurants. The property is well placed just to the east of Ledbury Road, a short walk from the many transport links of Notting Hill Gate.

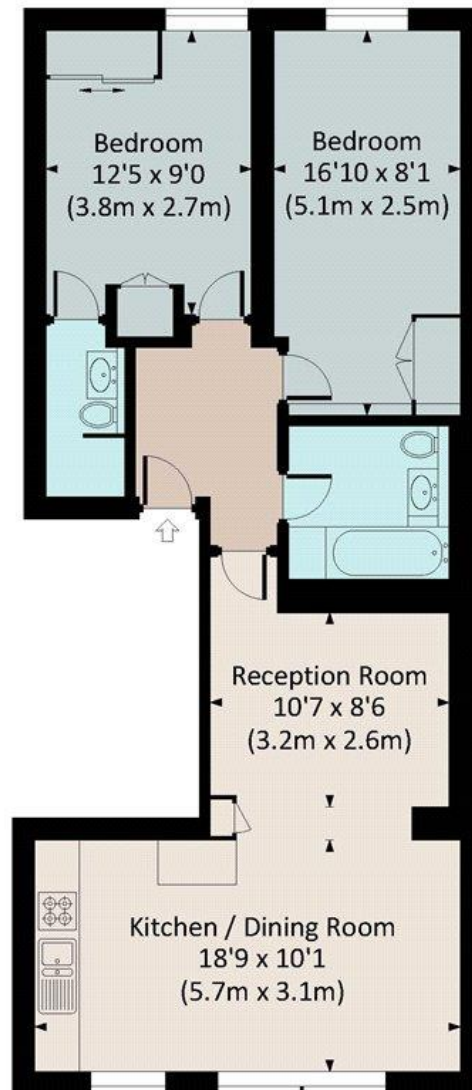
### LOCAL AUTHORITY AND COUNCIL TAX BAND:

City of Westminster (Band E)



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Approximate Gross Internal Area  
67.8 sq m / 730 sq ft

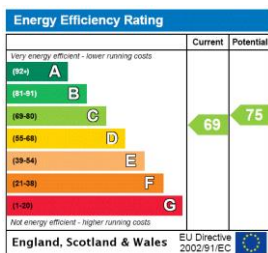


SECOND FLOOR



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2018 www.dowlingjones.com 020 7610 9933

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.



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