



WESTBOURNE GARDENS, W2
£1,000,000 SHARE OF FREEHOLD

LOCATED ON 'WESTBOURNE GARDENS' - A DISTINGUISHED AND MOST DESIRABLE GEORGIAN GARDEN SQUARE.

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

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DESCRIPTION:

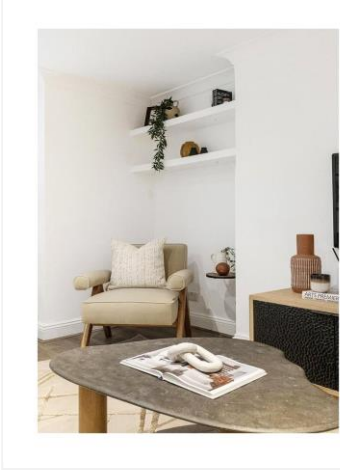
Located on 'Westbourne Gardens' - a distinguished and most desirable Georgian garden square. A stylish apartment, featuring a large and attractive west facing private garden, beautifully presented, well-proportioned and two suited double bedrooms.

Moments from Queensway and Westbourne Grove, the property is surrounded by boutique shops, cafés, and restaurants.

Please note: One vault shown on the floor plan, is not demised to the property. Ask agent for more information.

LOCATION:

The property is well placed with excellent transport links, including Royal Oak, Bayswater, Queensway, together with Paddington main line Station, less than a mile away, offering fast connections to Heathrow and Canary Wharf via the Elizabeth line.





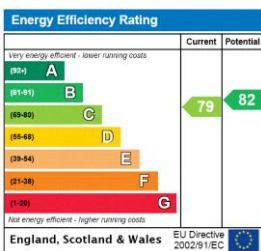
Lower Ground Floor
863 ft²

Westbourne Gardens, W2

Approximate Gross Internal Area
80.18 SQ.M / 863 SQ.FT
(EXCLUDING VAULTS)
VAULTS 7.43 SQ.M / 80 SQ.FT
INCLUSIVE TOTAL AREA 87.61 SQ.M / 943 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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: Share of Freehold

Term: 990 years remaining

Service Charge: £1620 per annum

Ground Rent: Peppercorn

Council Tax Band: F (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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