



WESTBOURNE PARK ROAD, W11
£1,000,000 LEASEHOLD

A FANTASTIC TWO FLOOR MAISONETTE WITH POTENTIAL TO EXTEND TO THE REAR IN THE HEART OF NOTTING HILL

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

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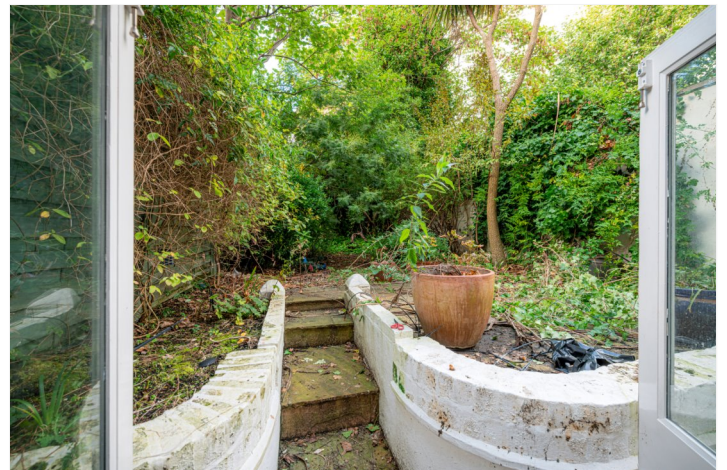
DESCRIPTION

This fantastic two bedroom garden maisonette is situated on the lower and raised ground floors of this beautiful period building. Entering via its own entrance on the lower ground floor, the front door opens into a large open plan living space/dining room/kitchen with direct access to a large private back garden. There is also a WC and study. On the raised ground floor you will find two large double bedrooms, a family bathroom and a cleverly located wet room. The property has the potential to extend both floors subject to planning permission.

Conveniently located in the heart of Notting Hill, the flat is moments away from numerous amenities of world-famous Portobello Road as well as excellent transport links at Ladbroke Grove.

AT A GLANCE

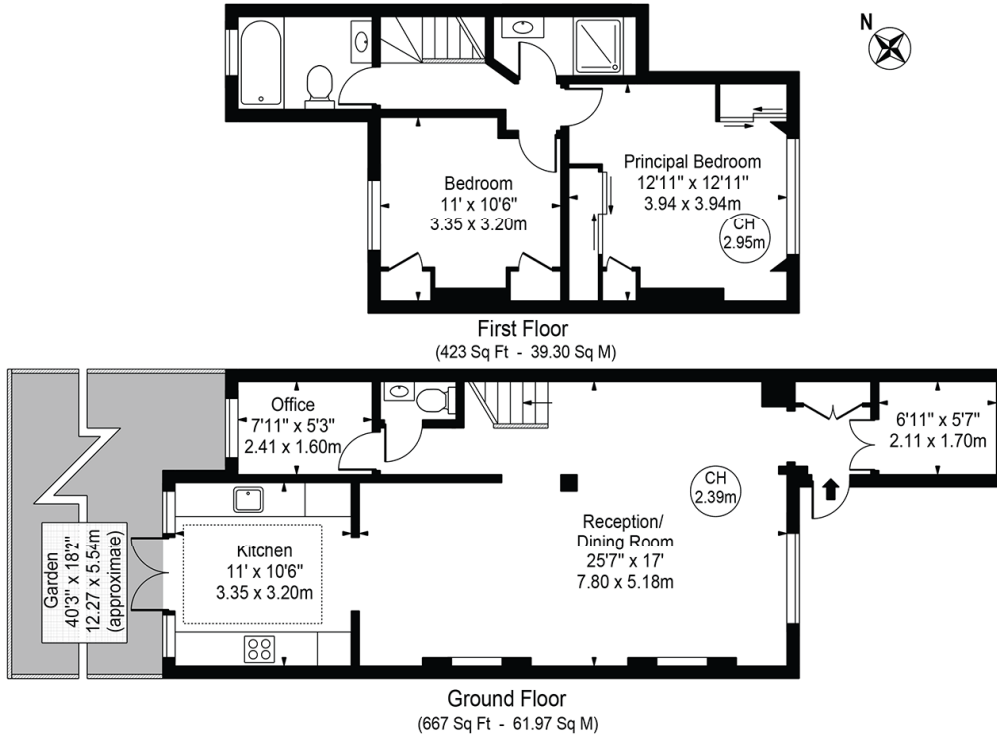
- Two Bedroom Maisonette
- Private Patio and Garden
- Spacious Fully Fitted Kitchen
- Potential to extend to the rear on two floors (subject to planning permission)
- High Ceilings
- Full Bathroom and Separate Wetroom
- Downstairs WC
- EPC Rating C





Westbourne Park Road

Approx. Gross Internal Area 1090 Sq Ft - 101.26 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-59)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	80
EU Directive 2002/91/EC			

Tenure: Leasehold

Term: 73 year and 9 months (in the process of extending)

Service Charge: TBC

Ground Rent: £250

Council Tax Band: RBKC Band C

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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