



**GILES HOUSE, LONDON, W11**  
**£795,000 SHARE OF FREEHOLD**

**A WONDERFUL ONE BEDROOM, SECOND FLOOR FLAT WITH A SOUTH FACING BALCONY IN THIS SOUGHT-AFTER PURPOSE-BUILT BLOCK, WITH A LIFT, IN THE HEART OF PRIME WESTBOURNE GROVE.**

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## DESCRIPTION:

This exceptionally well-presented apartment is located on the second floor (accessible by lift and staircase) of this much sought after purpose block on Westbourne Grove. The accommodation extends to 545 sq.ft and comprises; spacious entrance hall with cloak storage, semi-open plan reception, dining room and kitchen, a double bedroom and separate bathroom. The reception room is flooded with natural light from large south facing sliding windows which lead to the balcony. A well-designed kitchen provides plenty of storage and a neat served breakfast bar to lead into the reception room. Fitted wardrobes on either side and above the bed give ample storage in the bedroom. There are wooden floors, in the kitchen and bedroom, tiled floors in the kitchen, bathroom and hallway. There is also double glazing in most of the windows, an external storage cupboard is located on the ground floor and video intercom to the main building door.

## Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Electric

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

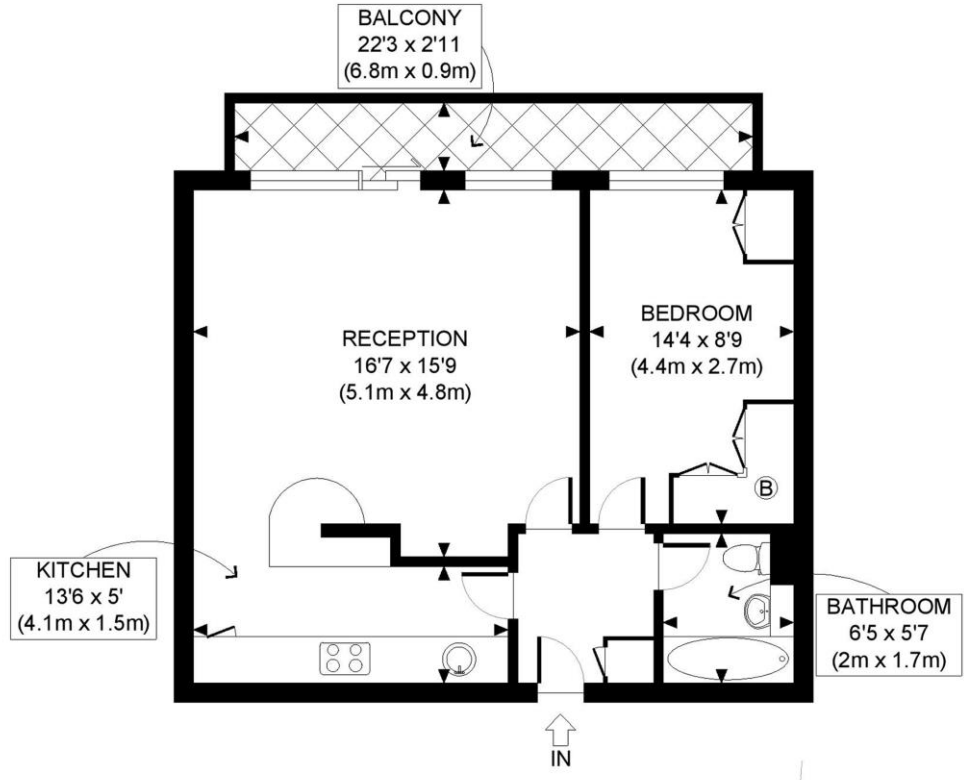
## LOCATION:

Westbourne Grove runs through the heart of Notting Hill with many of the area's fashionable boutiques and restaurants lined up along it, all of which are just moments from this property, itself located just to the east of Ledbury Road. The famous Granger's Restaurant as well many other gastronomic delights are very close by. There are many transport options within easy reach, including Notting Hill Gate, Bayswater and Queensway Underground Station. Paddington Station, with the Heathrow Express, Elizabeth Line and Railway Services is 1.1miles away.





GROUND FLOOR



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 551 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 551 SQ FT/ 51.2 SQM



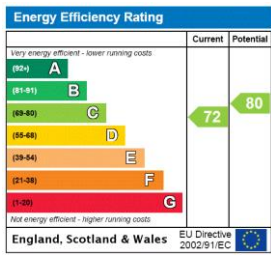
This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for 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.

PROPERTY PHOTO PLANS COOK  
THE STOP SHOP FOR PROPERTY PHOTOGRAPHERS

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:** 0 year and 0 months
- Service Charge:** £2,640 per annum
- Council Tax Band:** C (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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