



CASTERBRIDGE, LONDON, W11
£495,000 LEASEHOLD

A SPACIOUS AND WELL-PROPORTIONED ONE DOUBLE BEDROOM FLAT WITH A BALCONY AND AMPLE STORAGE SITUATED ON THE FOURTH AND FIFTH FLOOR, WITH A LIFT, OF A PURPOSE-BUILT BLOCK, JUST OFF LEDBURY AND TALBOT ROADS.

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

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DESCRIPTION:

Situated on the fourth and fifth floor of this purpose-built block located just off Ledbury Road and Talbot Road, the flat benefits from lift access as well as outstanding panoramic views across the skyline. The accommodation extends to 567 sq.ft and comprises; a spacious reception room with a south facing balcony, a large separate kitchen, bathroom and bedroom. The flat has ample storage throughout, with a large cupboard in the hallway. The apartment has been excellently refurbished by the current owners and is presented in outstanding condition.





LOCATION:

Casterbridge is an incredibly well-located modern purpose-built building, to the northern end of Ledbury Road, a short walk from the shops, bars and restaurants of Westbourne Grove and Portobello Road. Westbourne Park Underground Station is a short walk and there are many local bus services close by.

Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

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

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



APPROX. GROSS INTERNAL FLOOR AREA: 567 SQ FT/ 53 SQM

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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.com

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Leasehold

Term: 87 year and 7 months

Service Charge: £2,000 per annum

Ground Rent: £10 Annually (subject to increase)

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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