

Westbourne Grove
Notting Hill, W11

£635,000

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HOMESITE

Stylish apartment on Westbourne Grove

FULL DETAILS

Classic Notting Hill apartment with white wooden floors, feature fireplace, good storage & high ceilings throughout. This light filled apartment is situated in a well-maintained period building with views overlooking Westbourne Grove and is extremely well located for the neighbourhoods' boutiques, restaurants, cafés and various shops and markets, including Portobello Road, synonymous with the area. Notting Hill Gate tube (central, circle and district line) is close at hand along with Paddington Mainline Station with the Heathrow Express & Elizabeth line. The wonderful Kensington Gardens and Hyde Park are also a short walk away.

Leasehold approx. 141 years remaining. service charge approx. £1500 pa.

PROPERTY FEATURES

- Classic Notting Hill Apartment
- Period Conversion
- Feature Fireplace
- Wooden Floors
- Family Bathroom
- Excellent Storage
- Plenty Of Natural Light
- Council Tax Band D

PROPERTY INFO

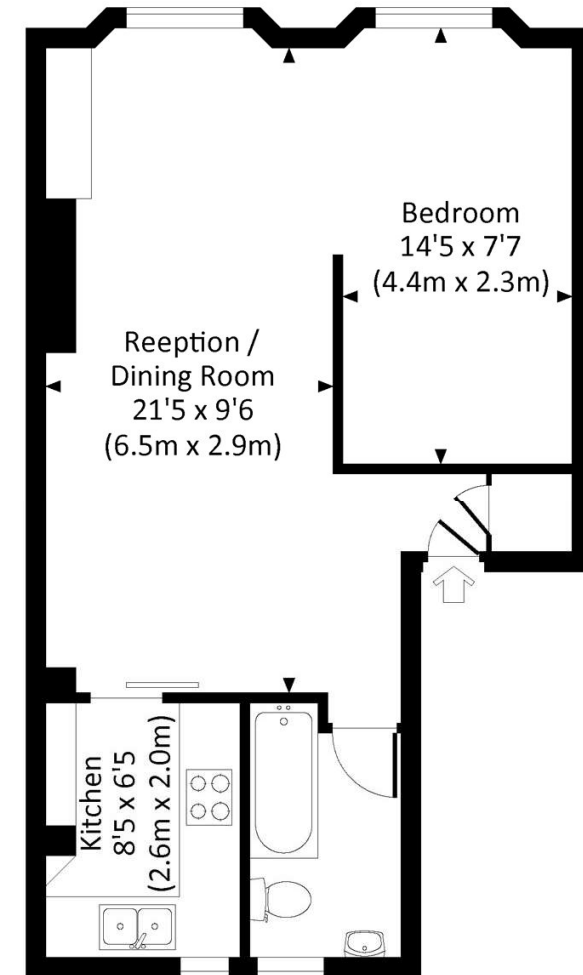
TENURE
Leasehold, approx. 141 years remaining

SERVICE CHARGE
approx. £1500 pa

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		79
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

WESTBOURNE GROVE, W11

Approx. gross internal area
456 Sq Ft. / 42.4 Sq M.



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. © 2016 www.dowlingjones.com 020 7430 9933

*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.