

Westbourne Grove
Notting Hill, W2

£695,000

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HOMESITE

Bright two double bedroom apartment on Westbourne Grove

FULL DETAILS

A wonderfully bright two double bedroom apartment located on the second floor of this attractive mid terraced period building. Offered in very good condition throughout, the apartment benefits from two large and similar sized double bedrooms with built in storage, a bright reception room, separate kitchen, and modern bathroom. Other highlights include good ceiling heights, wooden floors and sash windows. The property is superbly located on Westbourne Grove with a truly excellent mix of shops, restaurants, boutiques, cafes and transport links on your doorstep. Bayswater and Notting Hill are both very easily accessible as are a multitude of tube lines including the central, circle and district lines. Paddington Station with the Heathrow Express and Elizabeth line is also a short walk away, as are the wonderful open spaces of Hyde Park and Kensington Gardens and the world-famous Portobello Road.

Leasehold. Service Charge approx £2500 pa. Ground rent £250 pa

PROPERTY FEATURES

- Period conversion
- Full of natural light
- Two double bedrooms
- Built in storage
- Good ceiling heights
- Separate kitchen
- Modern bathroom
- Band E - Westminster City Council

PROPERTY INFO

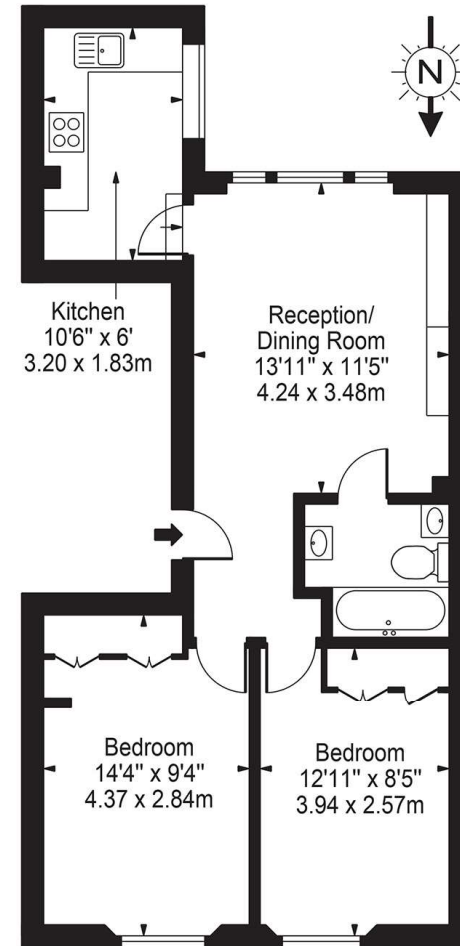
TENURE
Leasehold

SERVICE CHARGE
approx. £2500 pa

GROUND RENT
£250.00

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Westbourne Grove, W2
Approx. Gross Internal Area 550 Sq Ft - 51.10 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

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*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.