



Westbourne Grove
Notting Hill, W11

£725,000

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HOMESITE

Stylish one bedroom apartment with vaulted ceilings

FULL DETAILS

Stylish apartment with vaulted ceilings & fantastic natural light throughout. Located in the heart of Notting Hill the apartment has wood floors, a fully fitted kitchen, modern bathroom, double bedroom with fitted wardrobes & plenty of storage throughout. The eclectic, vibrant mix of shopping, bars, restaurants & cafés of Notting Hill are all on your door step along with Notting Hill Gate tube, Portobello Road & Paddington rail and tube station (Heathrow Express and Elizabeth line) is also close by.

PROPERTY FEATURES

- Full of natural light
- Vaulted ceilings
- Wooden Floors
- Open plan Reception Room
- Double Bedroom
- Overlooking Westbourne Grove
- approx. 529 sq ft / 49 m2
- Council Tax Band D - Kensington & Chelsea

PROPERTY INFO

TENURE
Leasehold, approx. 125 years

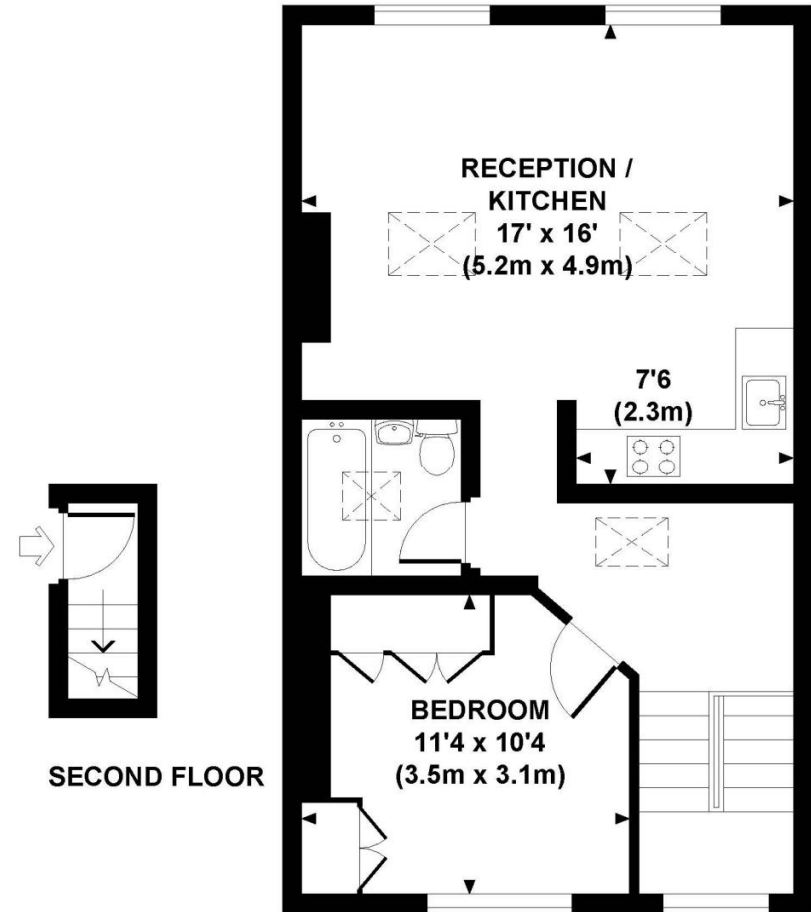
SERVICE CHARGE
approx. £1000 pa

GROUND RENT
£200 pa

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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, W11

Approx. gross internal area
529 Sq Ft. / 49 Sq M.



SECOND FLOOR

THIRD FLOOR

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2012
Dowling Jones Design www.dowlingjones.com 020 7610 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.