

Great Western Road  
Notting Hill, W11

£525,000

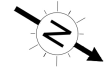
🛏️ 2 🪑 2 🏠 Flat/Apartment

**HOMESITE**

# Spacious split level apartment with a private garden

## Great Western Road, W11 1BD

Approx Gross Internal Area = 75.6 sq m / 814 sq ft  
 Garden = 38.43 sq m / 414 sq ft  
 Total = 114.03 sq m / 1228 sq ft



### FULL DETAILS

Spacious split level two bedroom apartment with a private garden and located in this well located purpose built building. The property has two double bedrooms, two bathrooms, storage cupboard, reception room and a large eat in kitchen. Both the kitchen and reception room lead out onto the private garden. The property is situated a short walk away from Portobello Road and Westbourne Grove giving access to the huge variety of amenities that Notting Hill and Bayswater have to offer. The closest tube station is Westbourne Park (Hammersmith & City and Circle lines) and the Grand Union Canal is also moments away.



### PROPERTY FEATURES

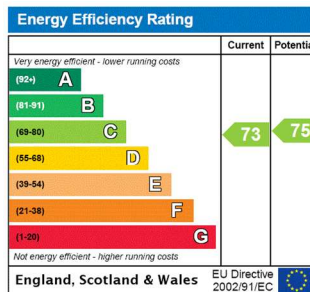
- Two Double Bedrooms
- Two Bathrooms
- Split Level
- Private Garden
- Large Kitchen / Dining Room
- Reception Room
- approx. 814 sq. ft / 75.6 m<sup>2</sup>
- Council Tax Band D - Westminster Council

### PROPERTY INFO

**TENURE**  
 Leasehold, approx. 89 years remaining

**SERVICE CHARGE**  
 approx. £160 per month

**GROUND RENT**  
 £5 pa



Ref :

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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.