



A bright and spacious four bedroom apartment, with potential to improve.

Westbourne Gardens, London, W2

Offers in excess of £1,800,000 Leasehold (Lease Expiry March 2168)

Generous proportions • South facing views • Scope for further improvement • Brilliant location close to many excellent amenities • Located on a pretty tree-lined street

About this property

Located on the second, third and fourth floors of an impressive stucco fronted property is this four bedroom apartment, in need of modernisation. Offering generous proportions and flooded with natural light, the split level apartment comprises a kitchen and a reception room with high ceilings and south facing sash windows with views over Westbourne Gardens. The four double bedrooms (one en suite) and family bathroom sit on the upper floors.

Local Information

Westbourne Gardens is a quiet enclave of Notting Hill located close to the many boutiques, bars and eateries found on Westbourne Grove and Ledbury Road. Royal Oak underground station is 0.2 miles away (Hammersmith & City Line) and Bayswater, Notting Hill Gate and Queensway Underground Stations are all less than a mile away (Circle, District and Central Lines). For motorists, the A40 is easily accessible.

All distances are approximations.

Tenure

Leasehold (Lease Expiry March 2168)

Local Authority

City Of Westminster

Council Tax

Band = G

Ground Rent

£60 per annum

Service Charge

£1277 per annum

Energy Performance

EPC Rating = D





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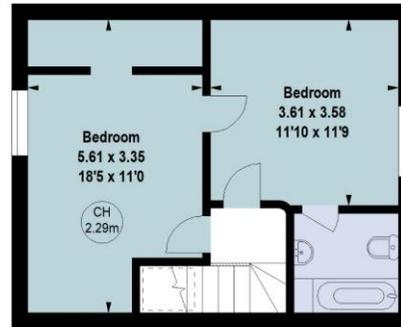
arlingtonresidential.com

Westbourne Gardens, London, W2
 Gross Internal Area 1566 sq ft, 145.5 m²

Westbourne Gardens, W11

Gross internal area (approx) 145.48 sq m / 1566 sq ft

Key :
 CH - Ceiling Height

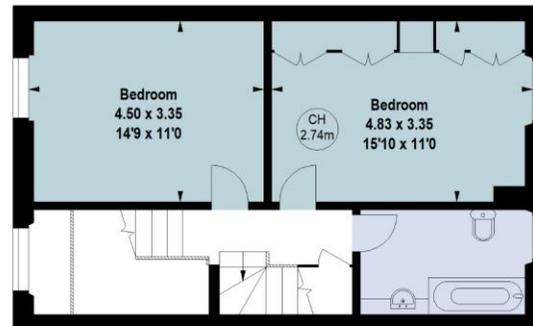


Fourth Floor



First Floor Entrance

Second Floor



Third Floor

For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(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	

