

Westbourne Park Road  
W2

£400,000  
Leasehold

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One double bedroom  
garden flat for sale near  
Westbourne Grove

One double bedroom with storage  
Recently refurbished  
Separate modern kitchen  
Conservatory/dining room  
Private rear patio  
Westbourne Park Underground

A one double bedroom garden flat for sale arranged over the lower ground floor of a mid-terraced, Victorian period building, located on Westbourne Park Road close to St Stephens Gardens. The property has been neutrally decorated throughout and has under floor heating in the reception room and bedroom and a private rear patio.

The flat is entered directly into the rear facing reception room from which all rooms are accessed. The reception room has built in storage and wood floors. Off the reception room is a conservatory/dining room and a door leading up to the private rear patio. The kitchen is separate and is equipped with oven, hob, and has good cupboard space. The double bedroom is at the front of the flat and has built in double wardrobes and wood floors. The bathroom has been recently refurbished and has a power shower cubicle.

Westbourne Park Road is close to a number of gastro pubs including The Westbourne and The Cow and the renowned Lucky 7 burger bar. Both Westbourne Grove and Portobello Road with its daily fresh fruit and vegetable market and weekly antiques market are nearby. The nearest underground stations are Westbourne Park (Hammersmith & City line) and Notting Hill Gate has the District and Central line for City commuting.

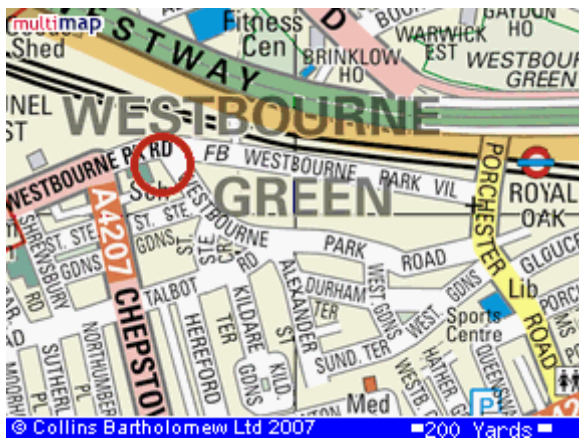
Tenure: Leasehold

Lease length: 125 years from 23.03.06 (121 years remaining)

Service charge: £762.50 including Ground rent

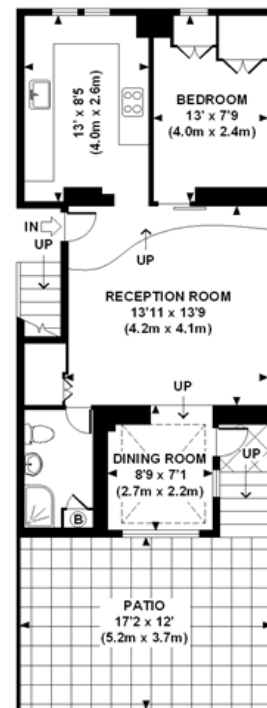
Floor area: 530 Sq Ft (49 Sq M)

Local authority: Westminster



### WESTBOURNE PARK ROAD, W2

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



LOWER GROUND FLOOR

## Location

Property Misdescriptions Act (1991)

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Chard has not carried out a structural survey of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floorplans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed conveyancer prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Chard.

### FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Chard and no guarantee as to their operating ability or efficiency can be given.



