



## Woodfield Road

London  
£699,999

A three bedroom flat on the ground floor of a newly built development in Westbourne Park, on the borders of Maida Vale and Notting Hill near local shops, transport links, pubs and picturesque canals.

Available with a private terrace, communal gardens, its own front door, service entrance, L-shaped kitchen and living room and one family bathroom. Chain free.

Leasehold of 999 years from June 2016.  
Ground Rent £475  
Service Charge approximately £3000 per year.  
Westminster City Council Tax Band E

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

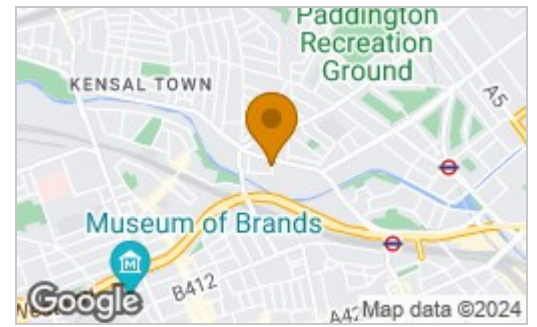




## Floor Plan



## Area Map



### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   | <b>83</b>                  | <b>83</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.