



Sandbourne, W11 £725,000

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- 3 bed and 2 bathrooms
- Own entrance
- South west facing private garden
- High finish
- Communal garden
- Excellent transport links to take you all over London
- Heating and hot water included in the service charge

Separate utility room

- charge
 Purpose built block in a superb location in Notting Hill
- Strong rental yield for BTL and investors









Sandbourne Approx, Gross Internal Area 938 Sq Ft - 87,15 Sq M Ground Floor For Illustration Purposes Only - Not To Scale

Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) A B (81-91) (69-80) 63 (55-68)(39-54)E (21 - 38)G Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

This attractive maisonette with 916 sq.ft resides in the heart of Notting Hill; sandwiched between Ledbury Road, Westbourne Park Road, Talbot Road and St. Stephen's Gardens sits this block of flats; Sandbourne.

The private entrance on the ground floor accesses through a tranguil and secluded southwest facing garden that takes you into the spacious living room and dining area which leads to a fully functional, separate kitchen.

There are three spacious double bedrooms with built in storage. There are two separate bathrooms and a utility room. There is an abundance of storage throughout the apartment.

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