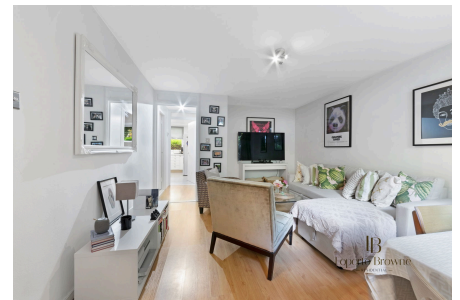


Sandbourne, W11

Guide Price £500,000

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This attractive flat with 546 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 tranquil and secluded southwest facing garden that takes you into the well-spaced living room that leads onto a spacious eat in kitchen.

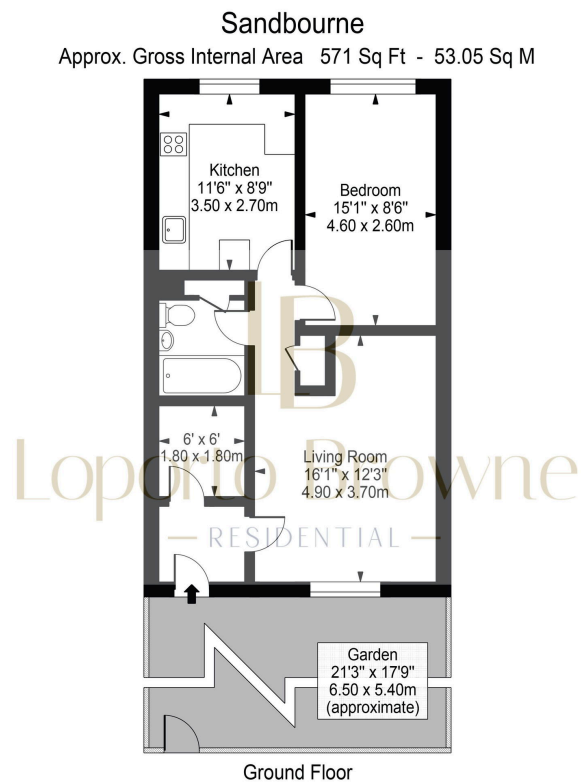
There is one spacious double bedroom with built in storage. There is also an abundance of storage throughout the apartment.

This flat is perfect for buyers who want both location and space. Situated on the ground floor and in a purpose built block the flat is well insulated and quiet.

There are attractive communal gardens throughout the development and the block is well maintained under Westminster Council.

Key Features

- Lovely 1 bed, 1 bathroom with separate kitchen
- South west facing private garden
- Strong rental yield for BTL and investors
- Heating and hot water included in the service charge
- Abundance of storage
- Purpose built block in a superb location in Notting Hill
- Excellent transport links to take you all over London
- Communal garden
- Own entrance
- Perfect for first time buyers or pied-a-terre



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.