



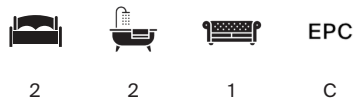
## WESTBOURNE GROVE

Notting Hill, W2



## A BRIGHT AND SPACIOUS SECOND FLOOR FLAT

Located on the doorstep of central Notting Hill, this beautiful two bedroom flat offers floods of natural lights and fantastic ceiling height throughout.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of Freehold, plus Leasehold approximately 136 years remaining

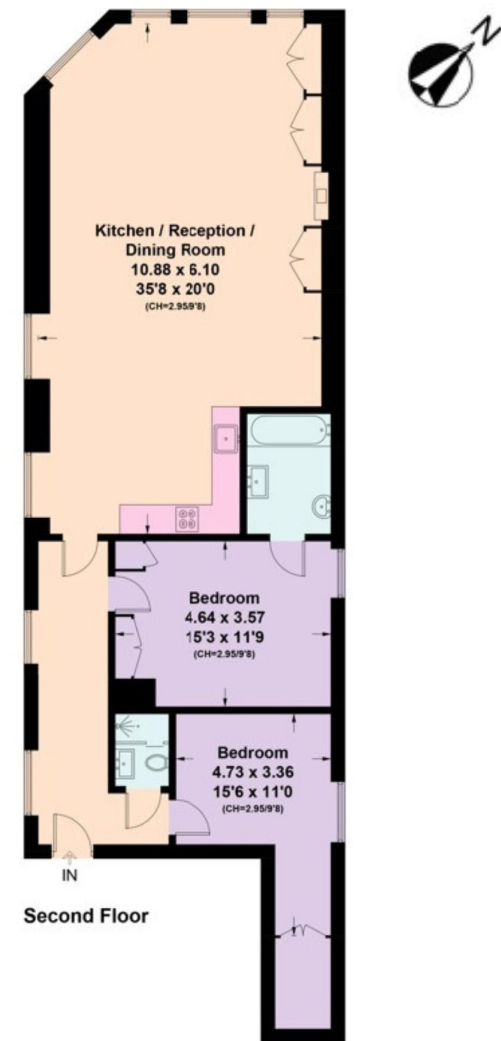
Service Charge: £2,500 per annum, reviewed every year, next review date 2026

**Guide Price: £1,750,000**



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Opening from the second floor into a large open-plan living room and kitchen offering 35'8ft of space. Situated at the rear of the building is the principal bedroom is generously sized with built-in storage and en-suite bathroom. The second double bedroom has a large built-in closet and is located adjacent to the family bathroom.



Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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