



Westbourne Gardens, W2 £275,000 null

One bedroom apartment in this purpose-built building on Westbourne Gardens.

The apartment, on the lower ground floor, comprises an open-plan living/kitchen, double bedroom and shower room.

Westbourne Gardens is in close proximity to Royal Oak (Hammersmith & City and Circle line) and Bayswater (Circle and District lines) Tube stations as well as being within a short distance from the shops and restaurants of Westbourne Grove.



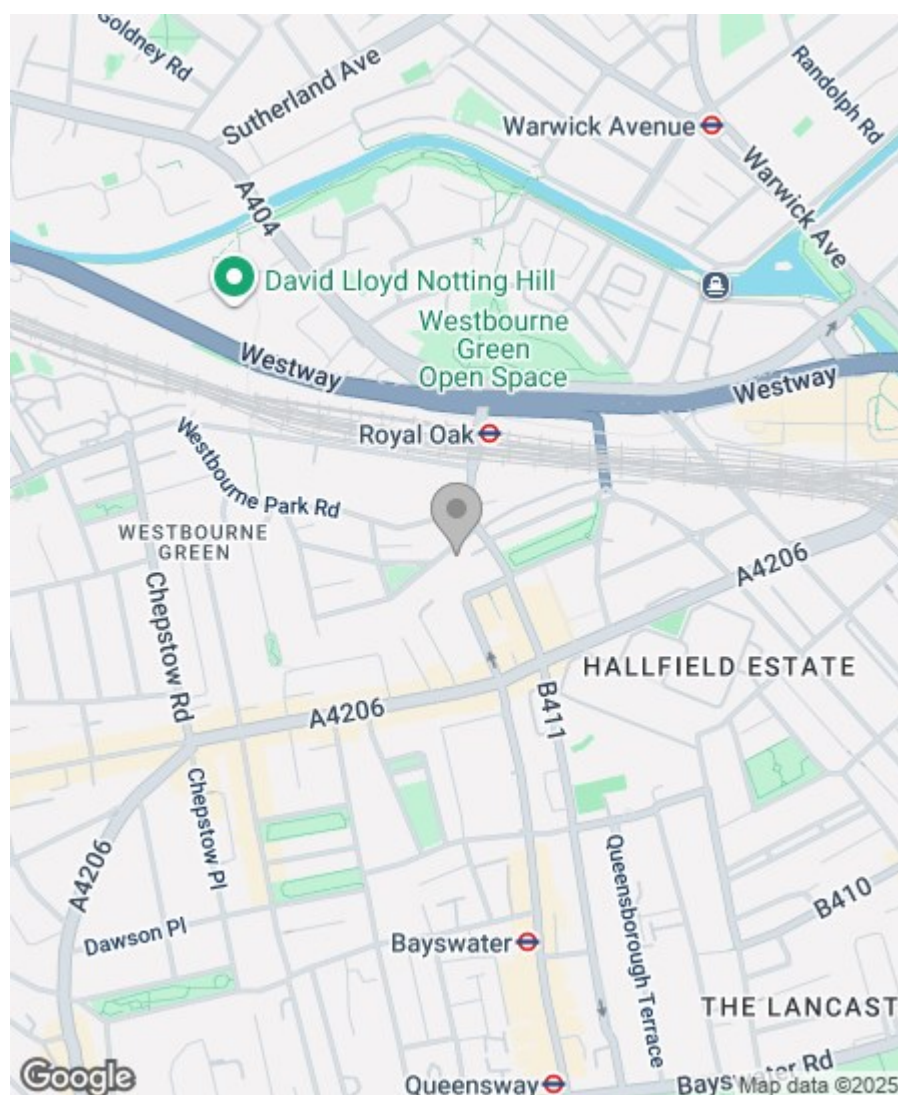
g | **AWAITING
FLOOR PLAN**

Property Overview

Location	, W2
Price	£275,000
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	B
Furnishing	null

Key Features

- Ideal Piet de terre
- Double Bedroom
- Shower room
- Open plan Living/Kitchen
- Great Location
- Close to Shops
- Two Minutes to Royal Oak Tube
- 33 Year lease - cash purchase only



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	71
England & Wales	EU Directive 2002/91/EC 	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).