

# LCP/PrivateOffice

est.1990

Monmouth Road, Westbourne Grove W2  
£530,000 STC



## Description

Situated at the back of a period building and on a cul-de-sac immediately off Westbourne Grove, this is a well-designed one-bedroom flat with the benefit of a private roof terrace.

The property comprises an open plan kitchen / reception room, bedroom with fitted wardrobes and an ensuite bathroom. Stairs from the bedroom lead up to the southwest facing roof terrace.

Monmouth Road is a quiet cul-de-sac running off Westbourne Grove. There is excellent shopping and numerous bars and restaurants at the end of the road. The closest underground stations are Queensway (Central Line) and Bayswater (Circle & District Lines) and Paddington Station with its direct link to Heathrow is nearby. Kensington Gardens are within half a mile.

## Accommodation

Raised Ground Floor | Open Plan Kitchen/ Reception | Bedroom  
| Ensuite Bathroom | Roof Terrace | 422 sq ft (39 sq m)

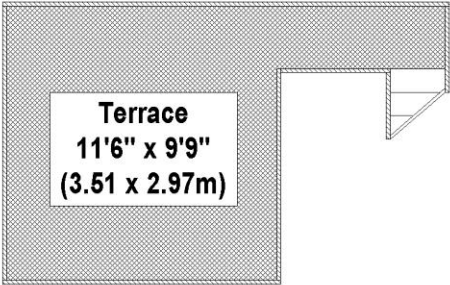
<b>Asking Price</b>	£530,000 STC
<b>Lease</b>	25 <sup>th</sup> 495 March 2116
<b>Service Charge</b>	£1,552 per annum
<b>Ground Rent</b>	£200pa
<b>Council Tax</b>	Westminster Band E

Monmouth Road, W2

Approx. Gross Internal Area \*  
422 Sq Ft - 39.20 Sq M

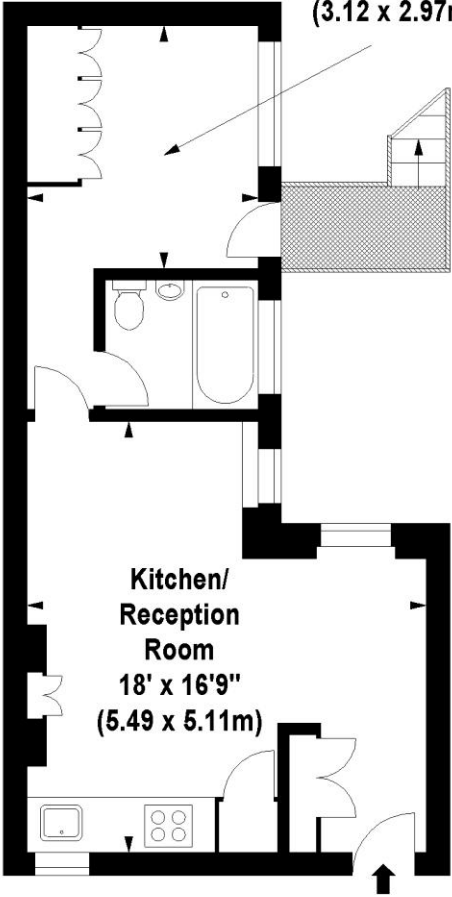


Bedroom  
10'3" x 9'9"  
(3.12 x 2.97m)



Terrace  
11'6" x 9'9"  
(3.51 x 2.97m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D	65   d	
39-54	E		
21-38	F		
1-20	G		



Raised Ground Floor

Roof Terrace

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines  
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Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.



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