



The Westbourne, Artesian Road
Notting Hill, W2

CHESTERTONS



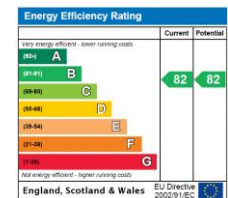


A contemporary two-bedroom, two-bathroom split-level apartment on Westbourne Grove in the heart of Notting Hill. This generously proportioned property (approximately 1266 sq. ft.), spanning the third and fourth floors, boasts a reception area with the Juliet balcony offering picturesque views of the communal gardens. The well-equipped kitchen, two spacious double bedrooms, and two modern bathrooms complete the layout. Additionally, residents benefit from the convenience of secure underground parking and a dedicated concierge service.

The Westbourne, a prestigious and secure portered building, has an advantageous location with close access to the plethora of upscale eateries and boutique retailers lining Westbourne Grove. Moreover, residents have easy access to the amenities of Notting Hill Gate and the expansive open space of Kensington Gardens. For further shopping options and transportation links, Notting Hill Gate station, which services the Central, Circle, and District Underground lines, is conveniently close by.

- Modern two-bedroom, two-bathroom split-level apartment
- Located on Westbourne Grove in Notting Hill
- Secure underground parking
- Concierge service

Asking Price £1,350,000



Tenure: Leasehold. 961 years remaining.
Service Charge: £7,925.18 p.a. Plus £3,001.70 contribution to reserve fund.
Ground Rent: £300 p.a.
Local Authority: City of Westminster
Council Tax Band: G

Chestertons Notting Hill Sales

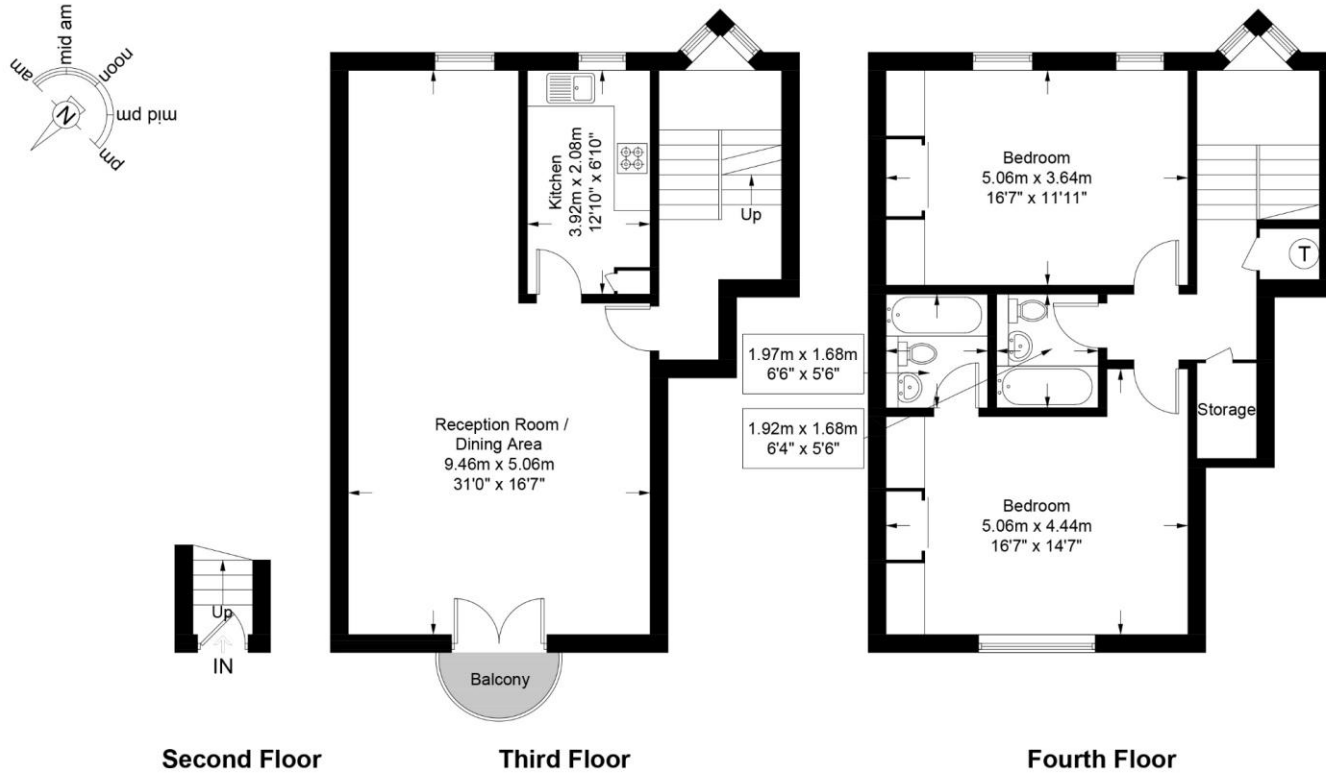
30 Ledbury Road
 Notting Hill
 London
 W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585
 chestertons.co.uk

The Westbourne, W2

Approximate Gross Internal Area = 1266 sq ft / 117.6 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is 100% recyclable