



The Westbourne, Artesian Road  
Notting Hill, W2







A contemporary two-bedroom, two-bathroom split-level apartment on Westbourne Grove in the heart of Notting Hill. This generously proportioned property (approximately 1248 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 £1,250,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
49-54 <b>E</b>		
35-48 <b>F</b>		
1-34 <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

**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

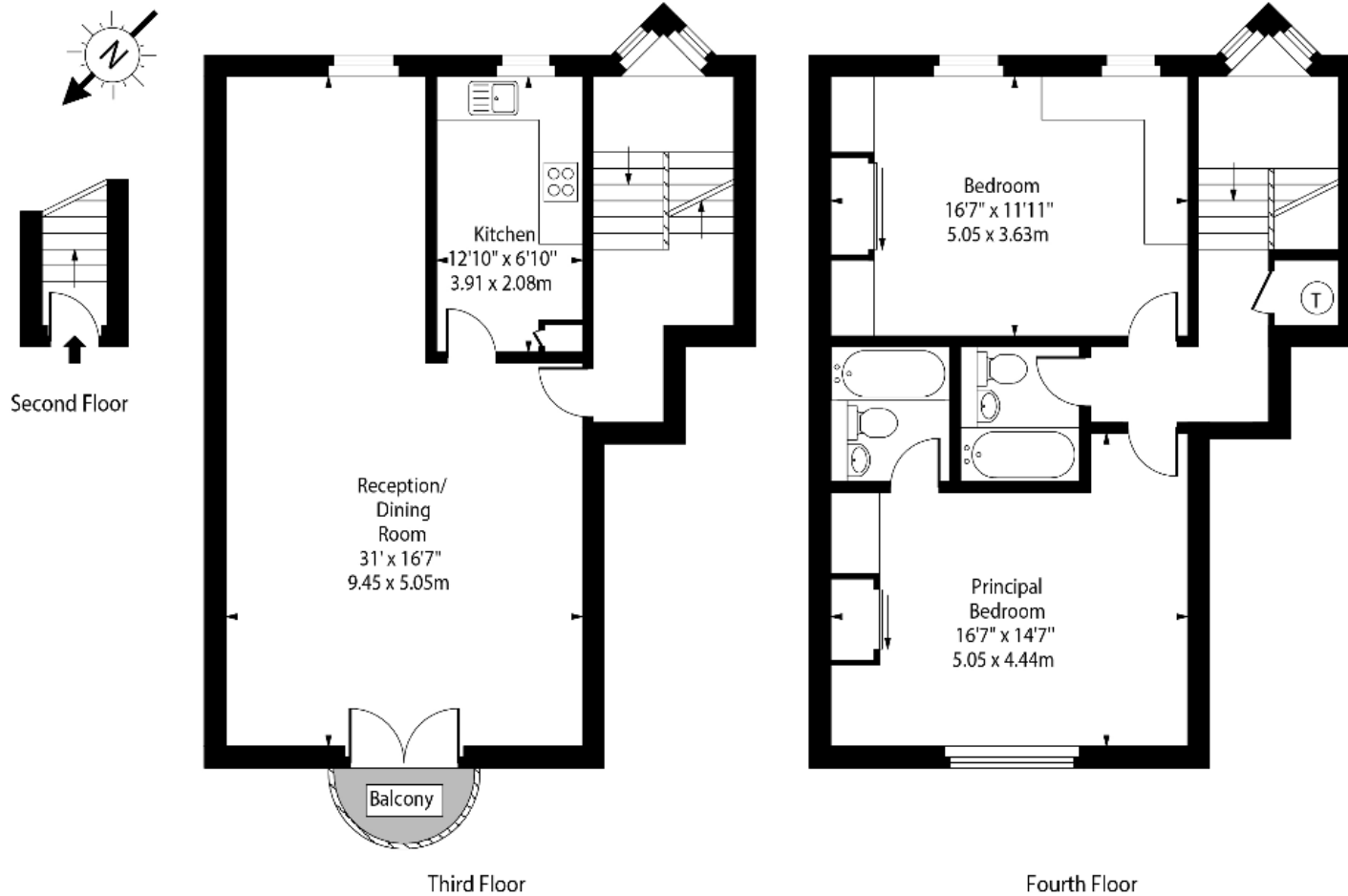
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Approx Gross Internal Area 1248 Sq Ft - 115.94 Sq M

For Illustration Purposes Only - Not To Scale

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