



Hatherley Grove  
Notting Hill, W2

CHESTERTONS









A two bedroom garden flat with its own private entrance and sunny private patio garden on Hatherley Grove, Bayswater, W2.

The property measures 705 square feet, is set in a period Victorian terrace. It consists of a master bedroom with bay window, a second bedroom to the rear, separate dining area and a reception room leading onto a sunny, private patio garden.

Hatherley Grove is well located for the many shops & restaurants of Westbourne Grove and Queensway in particular. The up-and-coming, The £3 billion Queensway Regeneration Project, Bayswater and Queensway underground stations (Central, District, and Circle lines) as well as the beautiful Kensington Gardens are all within half a mile from the property.

- Two bedrooms.
- Its own private entrance.
- Private patio garden.
- Excellent location near to the £3 billion Queensway Regeneration Project, Kensington Gardens and multiple transport links.

Offers in Excess of  
£600,000

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
90-100	A			
81-90	B			
71-81	C			
61-71	D			
51-61	E			
41-51	F			
31-41	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

**Tenure:** Leasehold 999 Years from 1 January 2022 plus Share of Freehold  
**Service Charge:** £1,200 (per annum approximately)  
**Ground Rent:** No Ground Rent  
**Local Authority:** Westminster  
**Council Tax Band:** C

*Chestertons Notting Hill Sales*

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## Hatherley Grove, W2

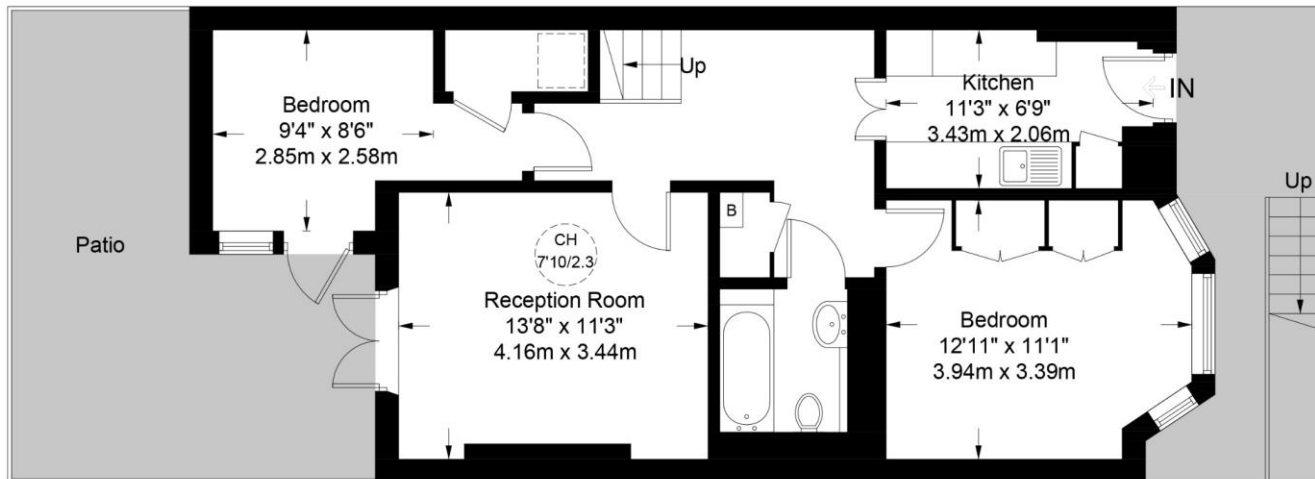
Approximate Gross Internal Area = 700 sq ft / 65.0 sq m

(Excluding Reduced Headroom)

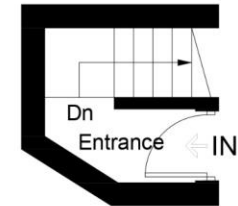
Reduced Headroom = 5 sq ft / 0.5 sq m

Total = 705 sq ft / 65.5 sq m

 = Reduced headroom below 1.5m / 5'0"



Lower Ground Floor



Ground Floor



**Certified  
Property  
Measurer**

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. (ID980335)

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