



## Westbourne Gardens, W2 £275,000 Subject to contract

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**

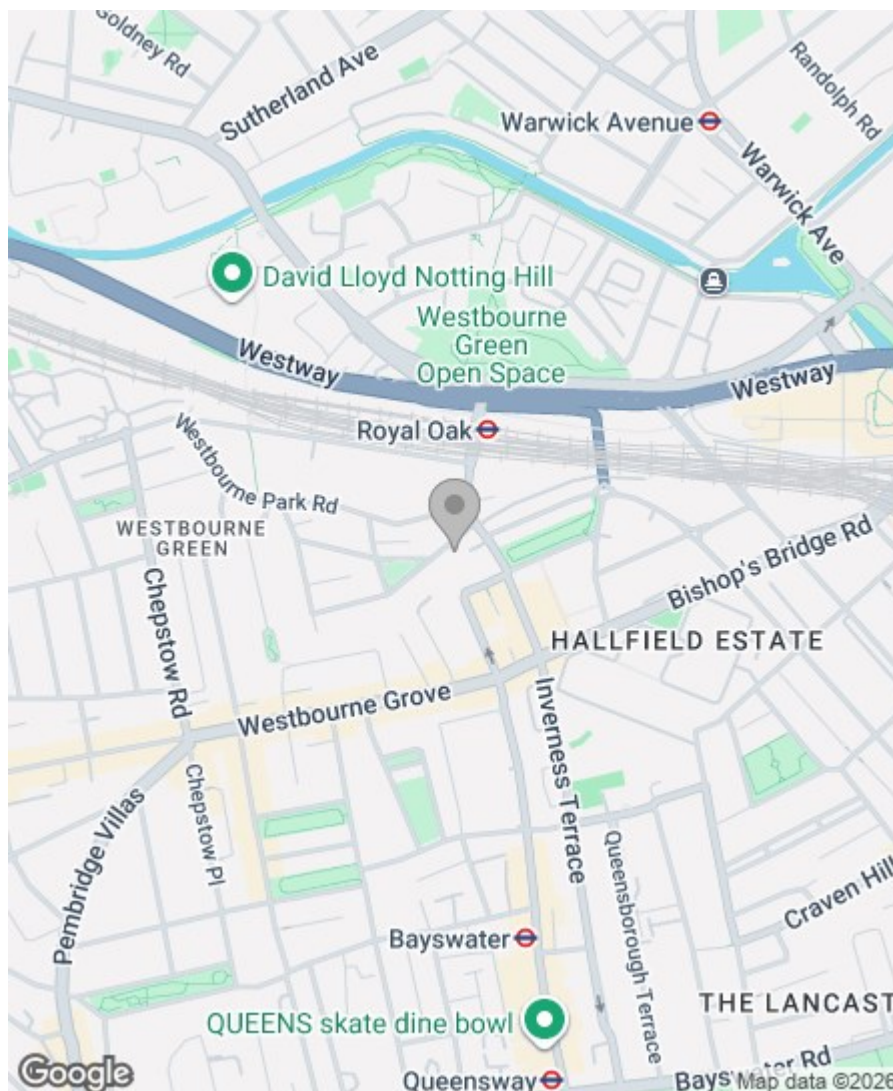


## Property Overview

Location	Westbourne Park, W2
Price	£275,000
Bedrooms	1
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	B
Current Ground Rent	£100 pa
Service Charge	£1060.28 pa
Term	Lease Expires Dec 2058 - 33 years remaining

## Key Features

- Ideal pied-à-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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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