

Evesham House

Hereford Road, W2

CHESTERTONS











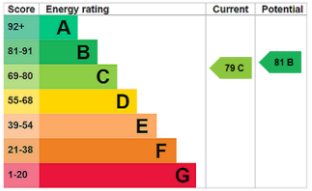
A two-bedroom apartment situated on the fourth floor of the sought after Evesham House on Hereford Road. The property offers a generous open plan kitchen, reception and dining room, creating an ideal space for both entertaining and everyday living, with direct access to a private balcony.

The principal bedroom is particularly spacious and benefits from excellent fitted storage, an en suite bathroom and access to a second private balcony. The second double bedroom is well proportioned and served by a separate family bathroom. The apartment further benefits from a useful utility room, ample storage throughout and an abundance of natural light.

Extending to approximately 1,032 sq ft, this superb apartment combines well balanced accommodation with outdoor space in an excellent W2 location. Hereford Road is conveniently located for the many shops & amenities of Westbourne Grove and Notting Hill Gate. Queensway (Central line), Bayswater (Circle and District lines), and Notting Hill Gate (Central, District, and Circle lines) underground stations are within 0.4 miles of the property whilst the green open spaces of Kensington Gardens are 0.3 miles away.

- Two double bedrooms and two bathrooms (one en suite)
- Private balcony accessed from the reception room
- Additional balcony serving the principal bedroom
- Bright fourth floor position with excellent natural light
- Great Notting Hill location close to Hyde Park and Westbourne Grove

Asking Price £1,350,000



Tenure: Leasehold 960 years 11 months
Service Charge: £7772
Ground Rent: £0
Local Authority: City Of Westminster
Council Tax Band: G

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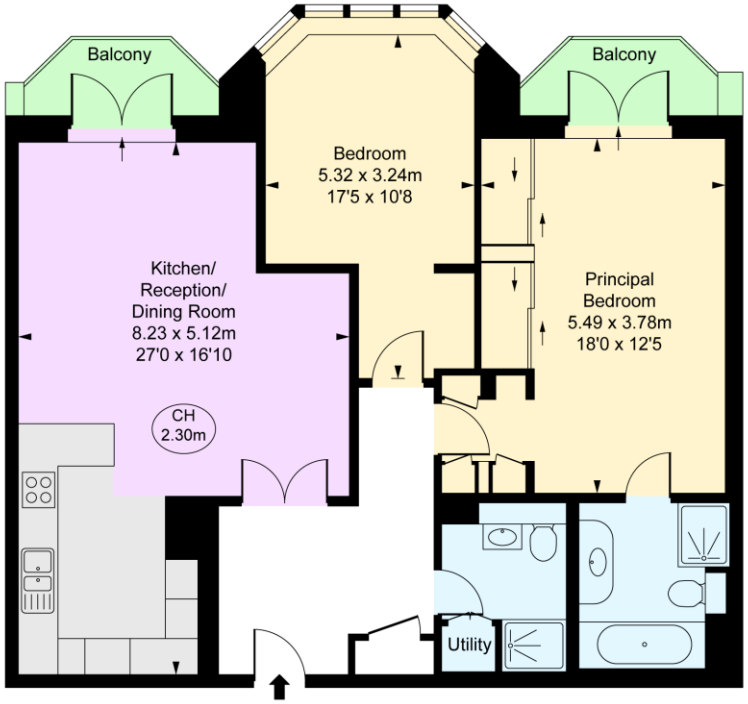
Evesham House,
Hereford Road, W2

Approximate Gross Internal Area

95.84 sq m / 1,032 sq ft

(CH = Ceiling Heights)





Fourth Floor

PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

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