



Westbourne Park Road  
Notting Hill, W11

CHESTERTONS









This charming first-floor flat, nestled in the heart of Notting Hill, offers two spacious double bedrooms, a bathroom, a separate kitchen, and a bright reception room. With its high ceilings, the property also features a balcony, accessible from both bedrooms, that overlooks the street. The flat holds great potential for renovation, giving the new owner an opportunity to personalize it to their taste.

Ideally located just moments from the vibrant bars and restaurants of Portobello Road (0.1 miles) and the shops on Westbourne Grove (0.3 miles), it is also within easy reach of both Westbourne Park Underground (0.4 miles) and Ladbroke Grove stations (0.4 miles).

- Spacious first-floor flat with two double bedrooms
- High ceilings and bright reception room
- Balcony accessible from both bedrooms, overlooking the street
- Separate kitchen
- Prime Notting Hill location near Portobello Road and Westbourne Grove

Asking Price £680,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-81 C		77
55-68 D		
43-54 E		
31-42 F		
13-20 G	22	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold. 984 years remaining with a Share of Freehold

**Service Charge:** £434 p.a.

**Ground Rent:** £0

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** E

*Chestertons Notting Hill Sales*

30 Ledbury Road

Notting Hill

London

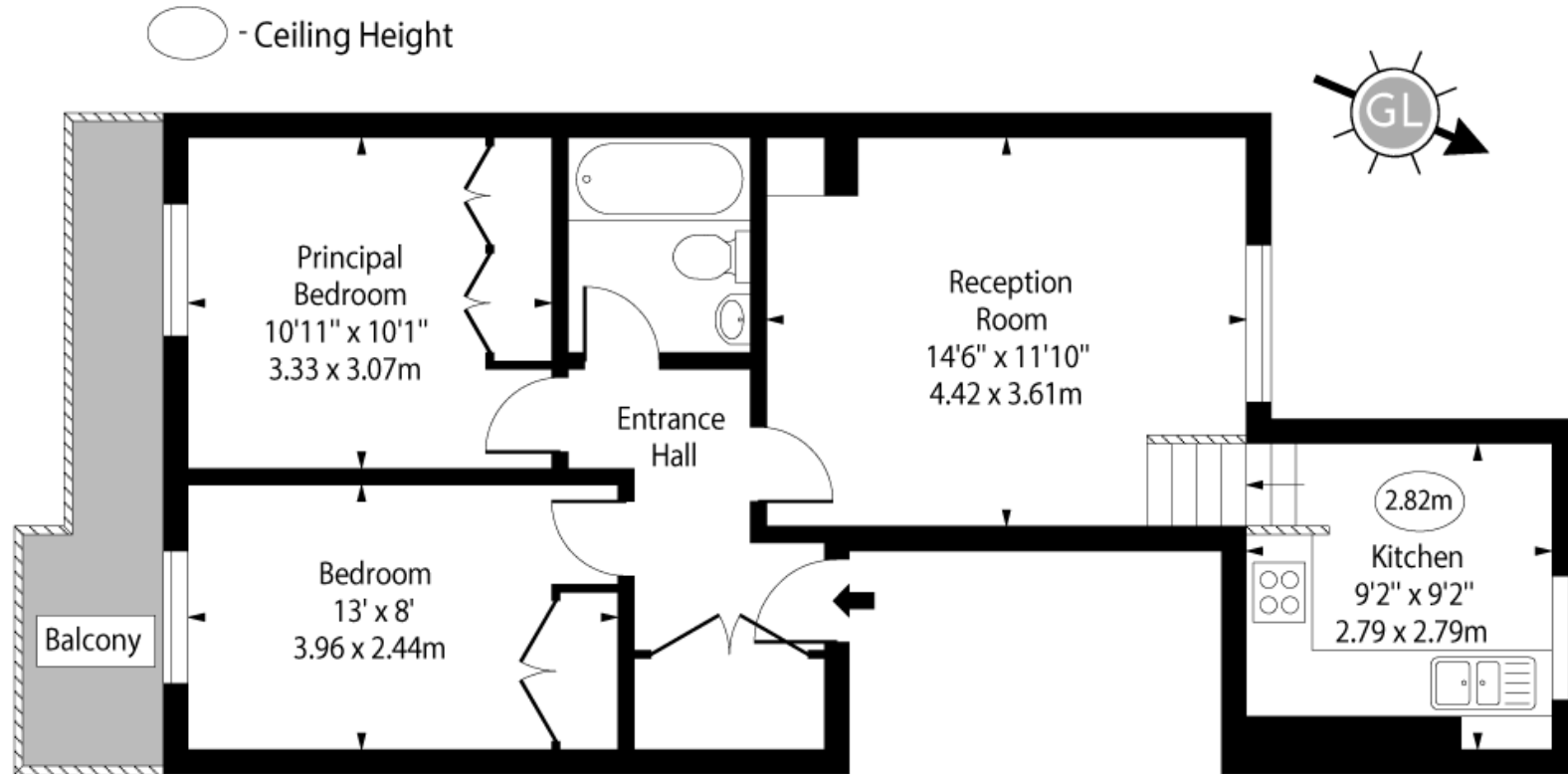
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# Westbourne Park Road, W11



First Floor

Approx Gross Internal Area 585 Sq Ft - 54.35 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 025660E

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