



Westbourne Gardens  
Notting Hill, W2









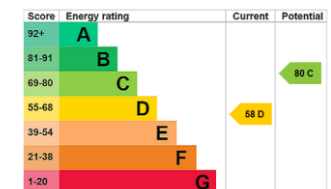
A stunning two-bedroom, two-bathroom, first floor period conversion located on Westbourne Gardens, W2. Fully refurbished to an exemplary standard throughout and boasting resplendent 3.82m high ceilings, elaborate period details and a generous private terrace.

Comprising an entrance hallway, fully fitted, modern kitchen, separate reception room with south-facing, Juliet balcony, two double bedrooms with built in storage, one en-suite and a further shower room.

Located 0.1 miles from Royal Oak station for the Hammersmith & City and Circle lines, 0.6 miles from Bayswater and Queensway stations (Central, Circle and District lines). The apartment is situated on a residential, one-way street with communal gardens and within close proximity to Waitrose Bayswater as well as bustling Westbourne Grove for an abundance of gastronomic eateries, boutiques and cafes. The £4 Billion redevelopment scheme on Queensway will be of great future added value to anyone living in this grand apartment.

- Two bedrooms, two bathrooms.
- First floor period conversion with 3.82m high ceilings.
- Period features and a generous private terrace.
- Residential, one-way street with communal gardens.
- Close to Waitrose Bayswater, The Whiteley, Kensington Gardens and Westbourne Grove.

Asking Price £1,250,000



**Tenure:** Share of Freehold 950 years 2 months

**Service Charge:** £1800

**Ground Rent:** £0

**Local Authority:** Westminster

**Council Tax Band:** E

**Chestertons Notting Hill Sales**

30 Ledbury Road

Notting Hill

London

W11 2AB

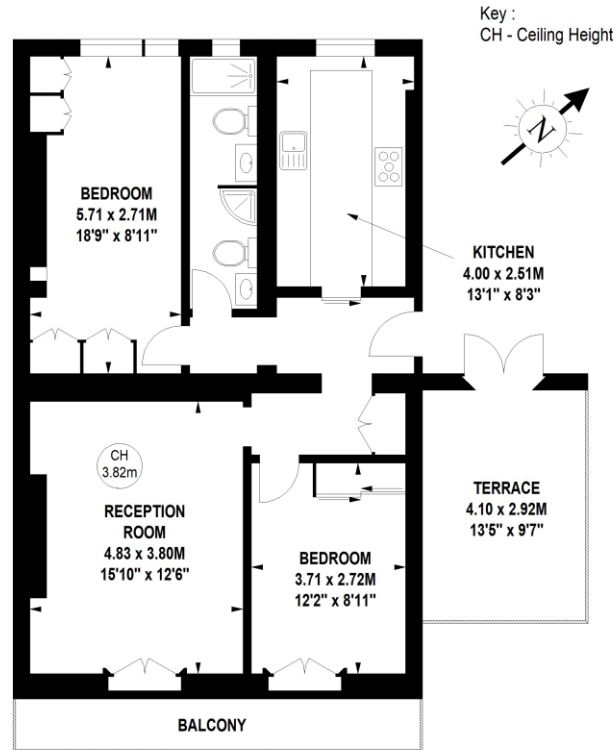
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## Westbourne Gardens, W2

Approximate gross internal area

74.78 sq m / 805 sq ft



### First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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