

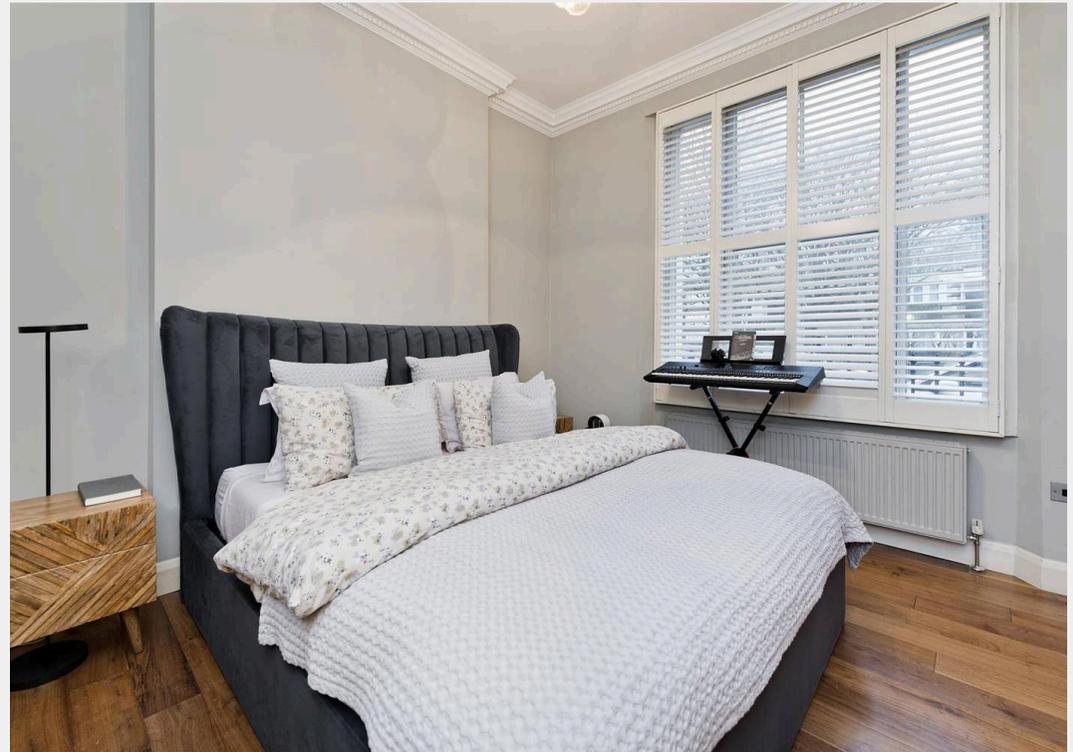


Westbourne Park Road, Notting Hill. W2 5QL
£1,000,000

RIGBY &
MARCHANT



Recently refurbished, this stylish two double bedroom apartment spans across the raised ground and lower ground floors of this handsome period building and includes a private south facing garden. This well-appointed apartment comprises over 1,000 square feet and offers a large reception room with open plan kitchen with wood flooring. It also benefits from a separate dining room/office, perfect for working from home.



The flat is perfectly located for easily accessing transport, shopping on Westbourne Grove, as well as the more distinctive Portobello market. Notting Hill and Bayswater are close by and Royal Oak underground station (Circle, District and Hammersmith lines) is located a short walk away. Paddington and good access to the A40(M) are on your doorstep too.

Council Tax band: E

EPC Energy Efficiency Rating: C

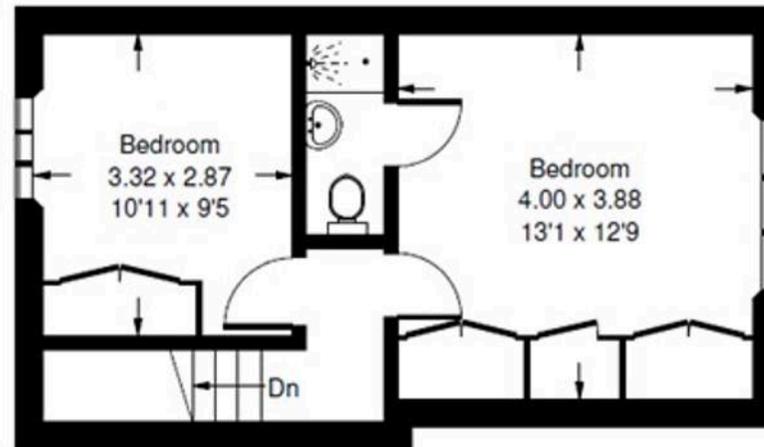
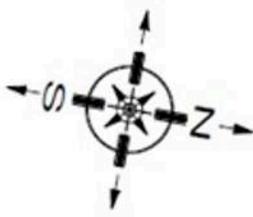
EPC Environmental Impact Rating: C

- Central location
- Recently refurbished
- South facing garden
- 2 good doubles

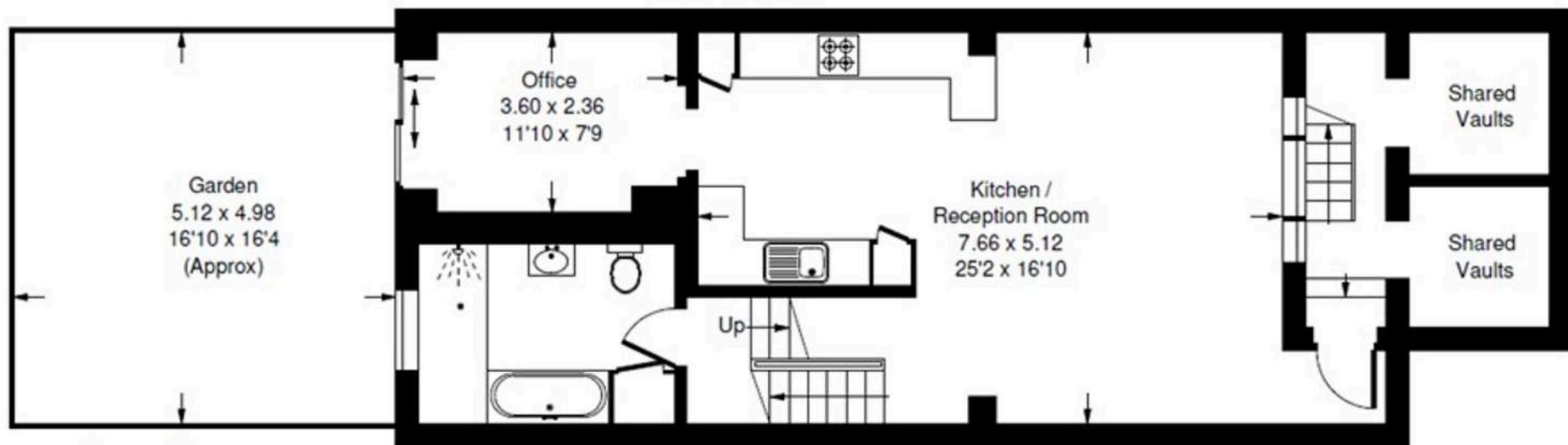


Westbourne Park Road, W2

Approx. Gross Internal Area = 91.32 sq m / 983 sq ft
(Excluding Shared Vault)
Shared Vault = 7.15 sq m / 77 sq ft
Total = 98.47 sq m / 1060 sq ft



Ground Floor



Lower Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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