



WESTBOURNE GARDENS

Notting Hill W2



MODERN SOPHISTICATION

A newly refurbished two bedroom apartment in Westbourne
Gardens, W2.



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Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold, 125 years remaining on the lease

Ground rent: Peppercorn

Service charge: ££2,514.36 per annum, reviewed every year, next review due 2027

Guide Price: £1,600,000



TIMELESS LONDON ELEGANCE

Located on the top two floors of this beautiful White Stucco building, the flat has been interior designed throughout.

The flat opens into a spacious reception room that has period cornicing, herringbone floor and Crittal doors to give an elegant and luxurious style. The modern kitchen has been fully integrated with built-in Bosch appliances including a seamless microwave, induction hob and wine fridge. There is light throughout from the front and rear windows, and glass Crittal walls that allow light from all aspects. Additionally, there is a guest cloakroom on this floor.









BEAUTIFULLY FINISHED HOME

On the upper floor, there are two double bedrooms both with ensuite bathrooms. The principal bedroom has large built-in wardrobes and stylish panelling. The bathroom is fitted with marble finish tiles and brushed brass finishes.

The flat has air-conditioning throughout and a central tablet which controls the air-con, front doorbell, TV and heating.

This is a beautifully finished home in a quiet yet central location.



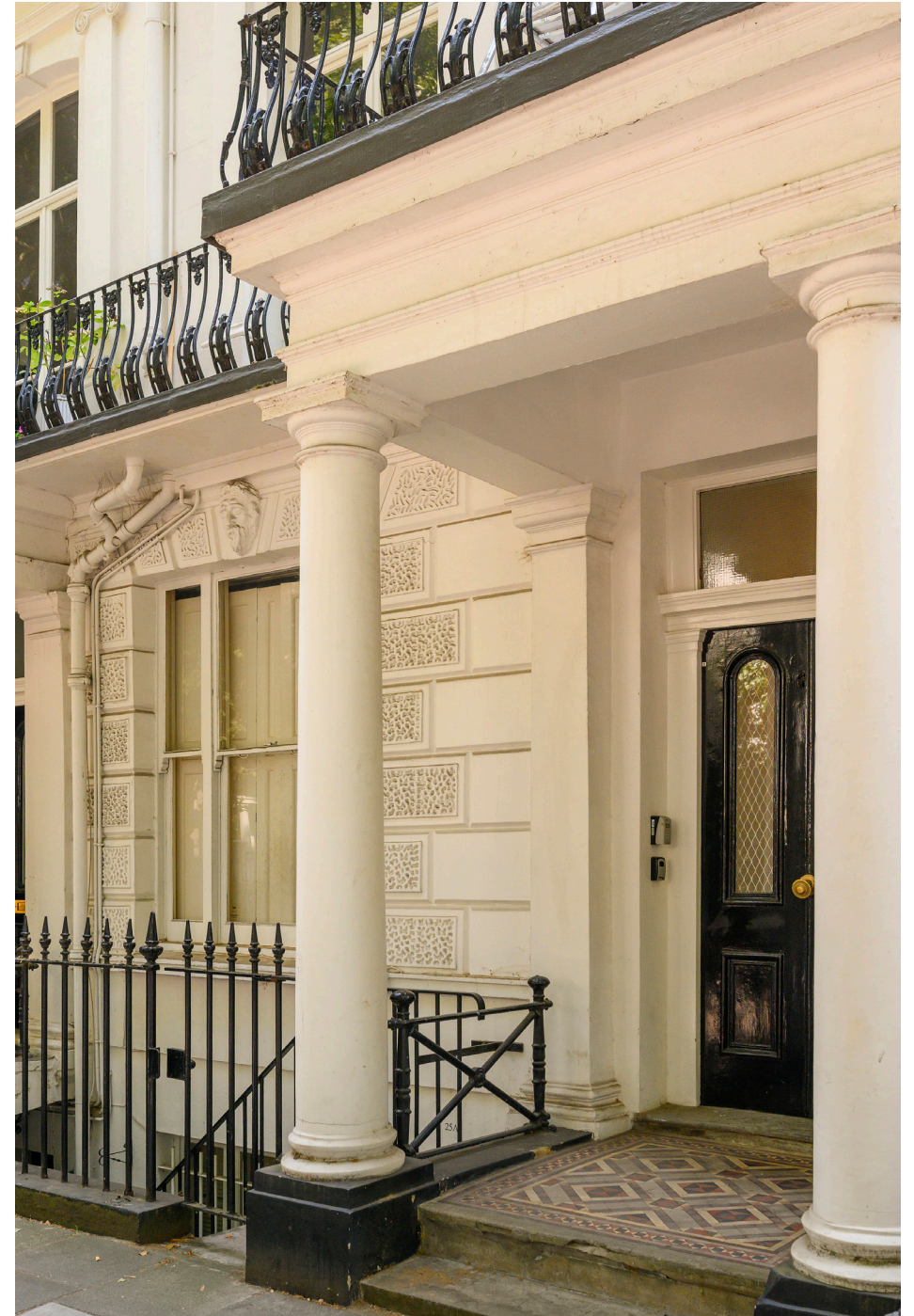




BRILLIANTLY LOCATED

Westbourne Gardens is located moments from Bayswater and Notting Hill, tucked away in a quiet residential area.

The closest station is Royal Oak (0.2m) which is on the Hammersmith and Circle line. Just a short walk away is Bayswater station (0.5m) District & Circle line and Queensway (0.6m) Central line.

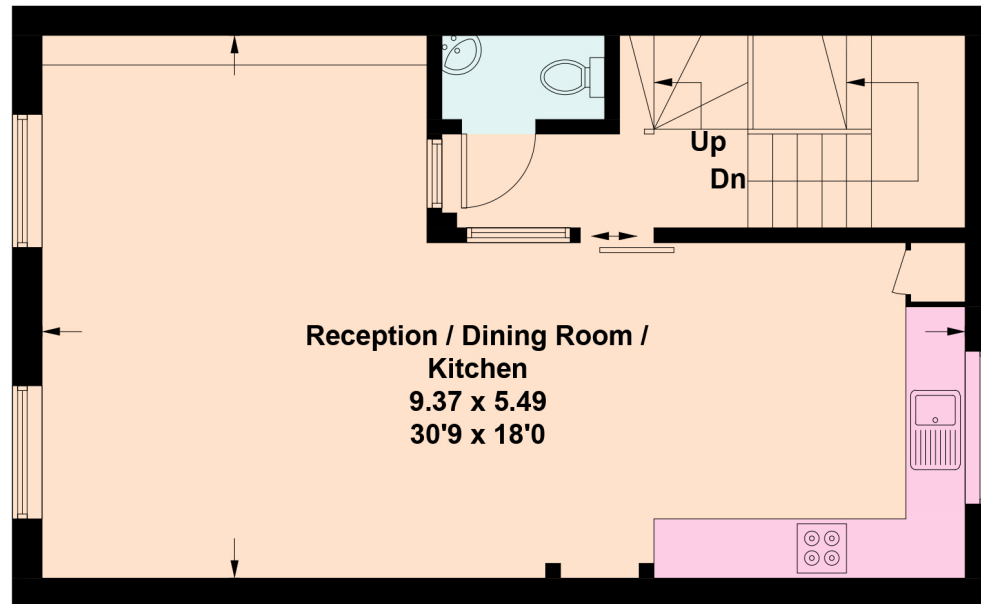




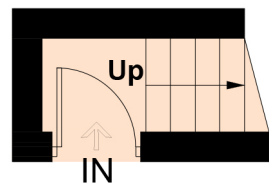


Westbourne Gardens, W2

Approximate Floor Area = 105.91 sq m / 1140 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)

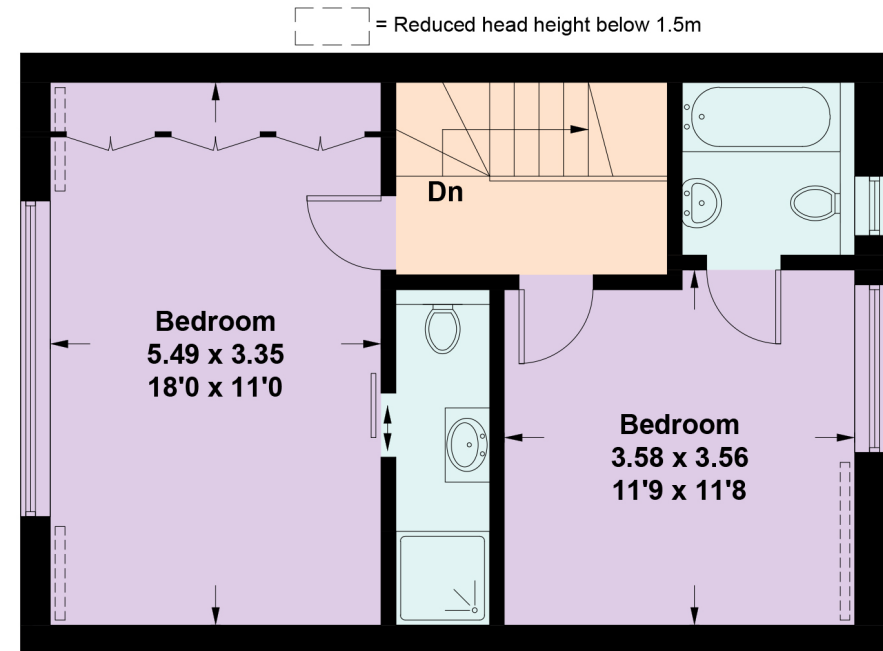


Third Floor



Second Floor

Approximate Gross Internal Area = 105.91 sq m / 1140 sq ft



Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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