



# Westbourne Place

Harrow Road, W9

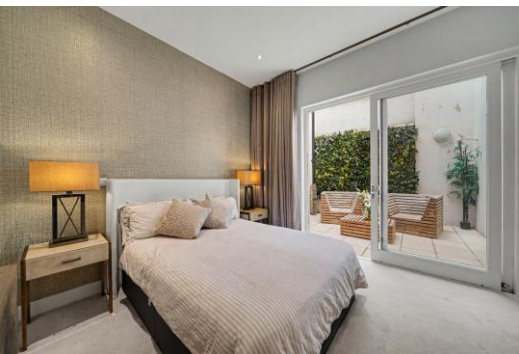
Asking Price £825,000

A beautifully presented two-bedroom, one bathroom apartment set within a former Victorian police station and spanning approximately 907 square feet.

Benefitting from a charming patio, communal gardens and boasting high ceilings, large windows that flood the spaces with natural light, the accommodation, finished to a high specification, comprises a large open plan kitchen and reception room, master bedroom with plentiful storage, a second double bedroom which are both served by a family bathroom. A useful separate office space is accessed from the patio.

Westbourne Place is a secure and highly regarded modern development, providing residents with stunning communal gardens. Residents enjoy close proximity to both Golborne Road and Portobello Road markets in Notting Hill, offering antiques, vintage clothing, flowers, and incredible food stalls. The green open spaces and leisure facilities of Paddington Recreation Ground are close by, as are the tranquil towpaths of Grand Union Canal. Transport links are extensive with Warwick Avenue Station (Bakerloo Line), Maida Vale (Bakerloo Line) and Westbourne Park Station (Hammersmith & City and Circle Line) all accessible. Paddington Station with Elizabeth Line, National Rail and Heathrow Express connections is also close by.

**CHESTERTONS**



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- Finished to a high specification throughout and spanning approx. 907 square feet.
- Benefitting for an exceptionally long lease.
- The apartment comes with a charming patio.
- Well positioned to access both Little Venice and Notting Hill.



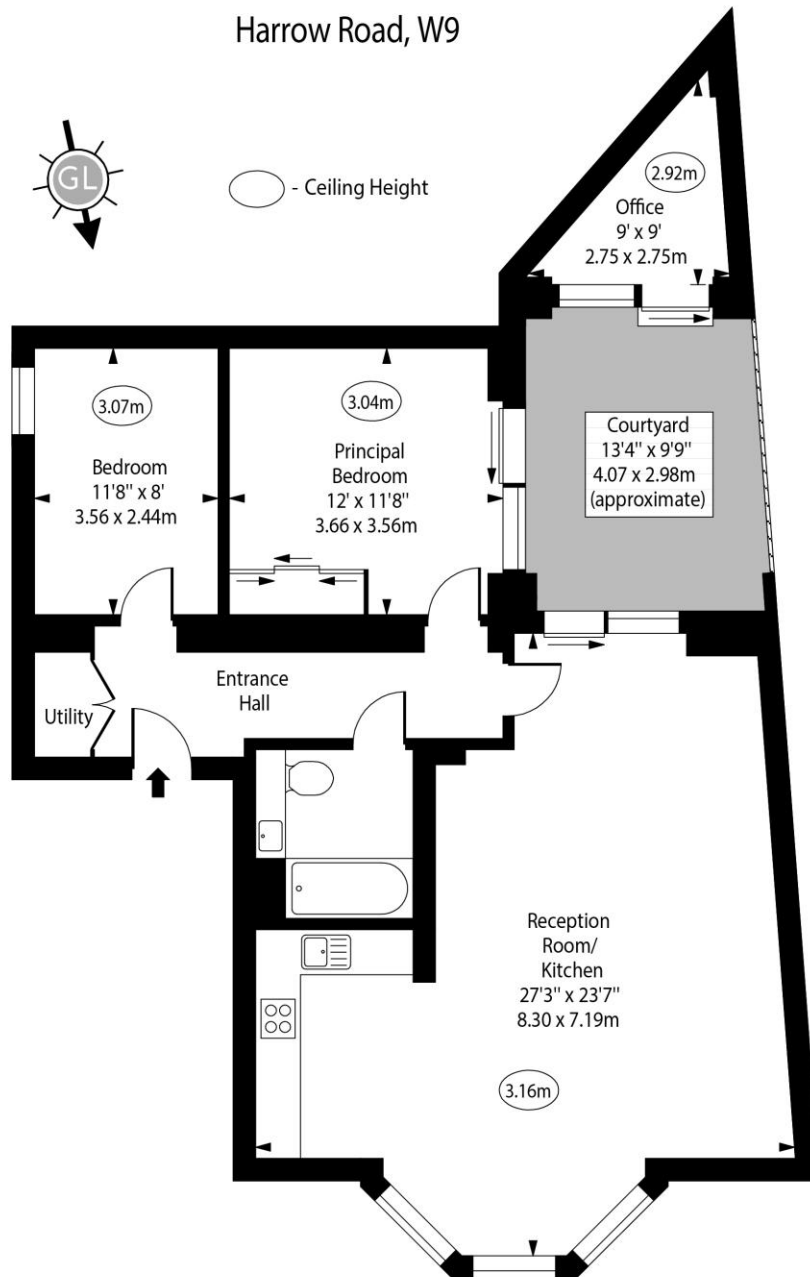
**Tenure:** Leasehold 989 years  
**Service Charge:** £4,437 pa  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Little Venice Sales*

26 Clifton Road  
Maida Vale  
London  
W9 1SX  
littlevenice@chestertons.co.uk  
020 7286 4632  
chestertons.co.uk

# Harrow Road, W9



Raised Ground Floor

Approx Gross Internal Area      862 Sq Ft - 80.08 Sq M  
(Excluding Office)

Office Area      45 Sq Ft - 4.18 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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

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