

Aldridge Road Villas

London, W11

CHESTERTONS











Situated on one of Notting Hill's most desirable residential streets, this first floor two bedroom flat offers a rare opportunity to acquire a property with significant scope for refurbishment and value enhancement.

Extending to approximately 564 sq ft, the accommodation comprises a generous open plan kitchen/reception room with attractive bay windows, drawing in excellent natural light and creating a wonderful entertaining space. To the rear are two bedrooms, served by a bathroom and additional storage cupboards.

The property requires complete modernisation throughout, presenting incoming purchasers with the opportunity to redesign and refurbish to their own specification. Subject to the necessary consents, there is clear potential to create a stylish London home tailored to modern living requirements.

Aldridge Road Villas is an attractive tree lined street within easy reach of Westbourne Grove, Portobello Road and the extensive amenities of Notting Hill. The area offers an excellent selection of boutique shops, restaurants, cafés and transport links, making it one of West London's most sought after neighbourhoods.

The property is offered with a lease of approximately 56 years remaining.

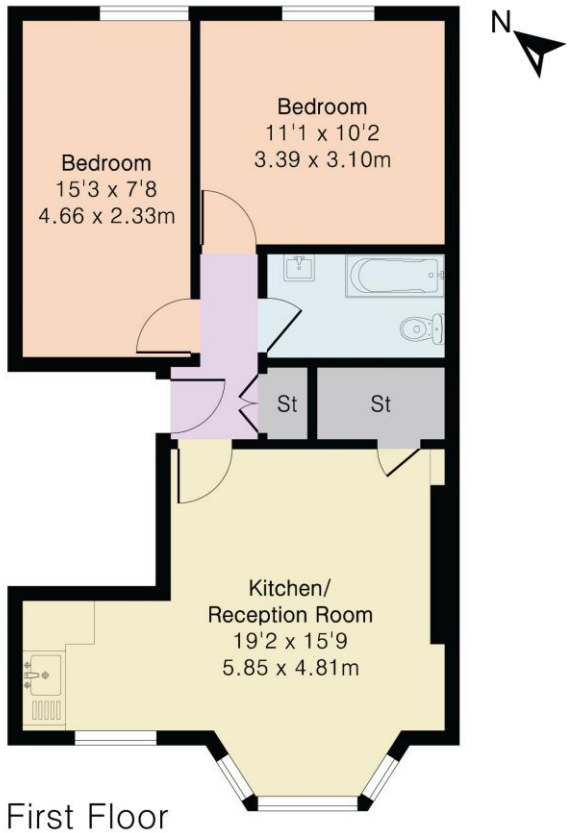
- First floor two bedroom flat in prime Notting Hill location
- Approx. 564 sq ft (52 sq m)
- Bright bay fronted open plan reception room
- Requires complete refurbishment throughout
- 56 year lease remaining

Asking Price £500,000

Tenure: Leasehold of 56 years expiring on the 23rd of June 2083
Service Charge: £3,038 P.A.
Ground Rent: £100 rising to £400
Local Authority: City Of Westminster
Council Tax Band: E

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Approximate Gross Internal Area 564 sq ft - 52 sq m



First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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