



## FLAT D, 23 WESTBOURNE GARDENS LONDON, W2 5NR

£795,000  
LEASEHOLD

A beautifully refurbished 1 bedroom flat in a handsome period building overlooking communal gardens. Located on the second floor of a white stucco-fronted building, the property has been the subject of a comprehensive refurbishment and is offered in impeccable condition throughout. Accommodation briefly comprises; entrance hallway with storage, double bedroom with built-in wardrobes, contemporary bathroom with full-sized bath and overhead rain shower and a super open-plan kitchen / reception with brand new appliances, large sash windows overlooking the gardens and a useful study area. Westbourne Gardens is one of Notting Hill's most sought after garden squares. Royal Oak and Bayswater stations are within easy reach, as well as shopping and dining opportunities on Westbourne Grove, the wider Notting Hill area and the new Queensway redevelopment zone. Long lease Service charge - c.£1,500 per annum Ground rent - £100 per annum EPC Rating - D

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**EPC Rating: Council Tax Band: D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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