



Westbourne Park Road  
Notting Hill, W11

CHESTERTONS





A garden flat offering well proportioned accommodation, now requiring renovation throughout. The reception room is generously sized and benefits from good natural light and wooden flooring, with an open-plan kitchen area.

There are two double bedrooms positioned to the rear, one of which opens directly onto a private garden. The bathroom also requires updating, presenting further opportunity to refurbish to personal taste.

Westbourne Park Road is a popular Notting Hill address, conveniently located close to the shops, bars and restaurants of Westbourne Grove, Ladbroke Grove and Portobello Road. Westbourne Park and Ladbroke Grove Underground stations provide access to the Hammersmith & City and Circle lines.

- Private rear garden
- Two double bedrooms
- Requires renovation
- Open plan reception area
- Prime Notting Hill address

Asking Price £600,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 982 years 8 months

**Service Charge:** £900

**Ground Rent:** £0

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** E

**Chestertons Notting Hill Sales**

30 Ledbury Road

Notting Hill

London

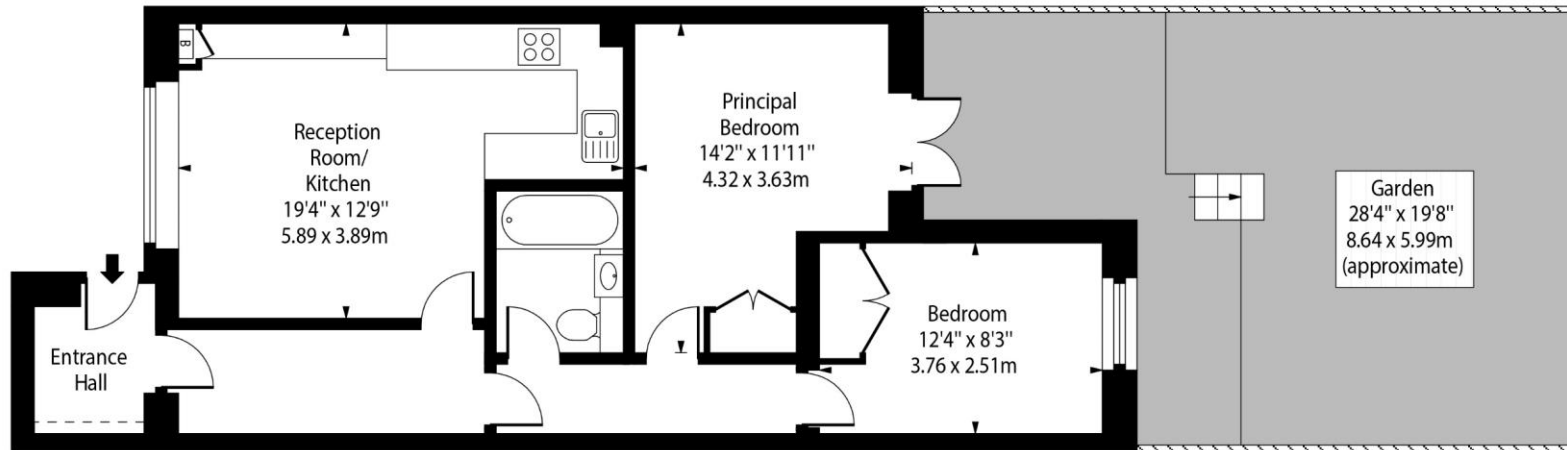
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○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 665 Sq Ft - 61.78 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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