



Westbourne Park Road, W11

£695,000 Leasehold

A stunning one bedroom apartment for sale in the heart of Notting Hill "Westbourne Park Road W11".

020 7096 9476
contact@landstones.co.uk

 **LANDSTONES**

A stunning one bedroom apartment for sale in the heart of Notting Hill "Westbourne Park Road W11". This property has been recently refurbished to a high standard with wooden floors throughout, featuring a large light and bright master bedroom with a luxury en suite bathroom and a separate guest loo. To the quiet rear of the property there is an open plan kitchen-reception room which leads directly out to a fabulous private decked roof terrace, ideal for entertaining or outdoor dining.

Westbourne Park Road is situated moments from the busy world renowned shopping area of Portobello Road, with many boutique shops and a host of bars and restaurants. You are also just a very short walk from the tube station at Ladbrooke Grove.

The property is being offered with a tenant in place currently, achieving £2000 per month rental income, the tenancy runs until September 1st 2023.



WESTBOURNE PARK ROAD, W11
 TOTAL APPROX. FLOOR PLAN AREA 363 SQ.FT. (34 SQ.M.)
 GROUND FLOOR



zentuvo
 visualising dreams

All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	71	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.