



MOUNTGRANGE
HERITAGE



Westbourne Park Villas, W2

£675,000 Share of Freehold

A stunning first floor flat on this fashionable street in Notting Hill. The apartment is flooded with natural light thanks to its classical tall windows and high ceilings. There is a lovely reception room with well considered open-plan kitchen, a modern bathroom and a double bedroom with French doors opening on to a Juliette balcony. Westbourne Park Villas is well located to the north of Notting Hill with easy access to the boutiques of Westbourne Grove and numerous transport connections in the area.

1 Bedroom | 1 Reception Room | 1 Bathroom

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

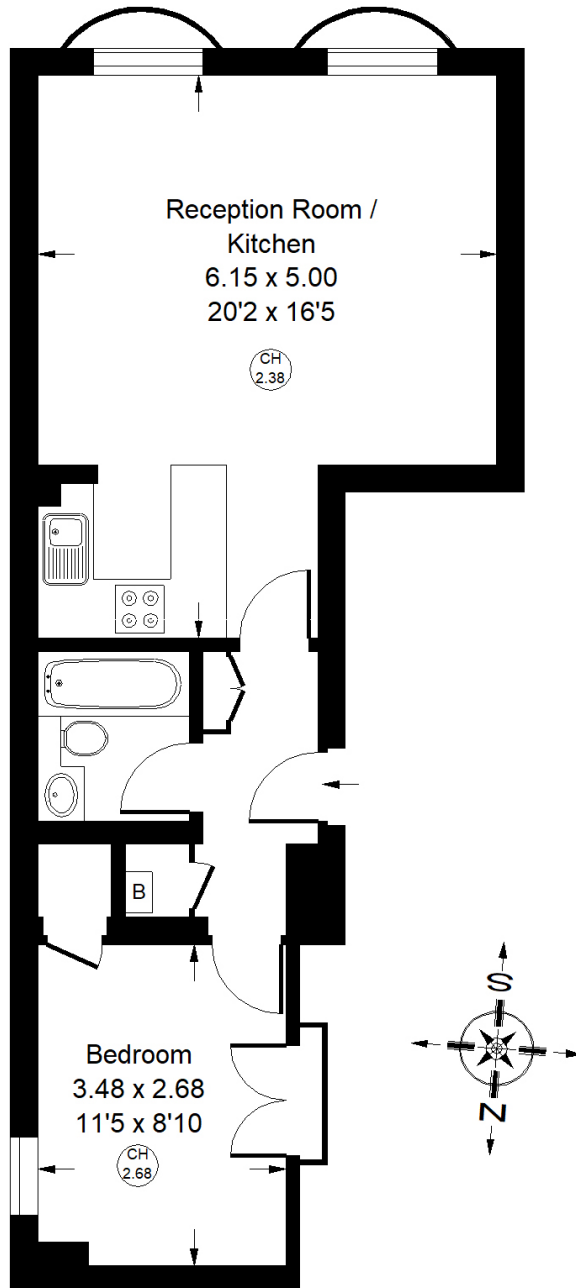
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Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

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Approx Gross Internal Area
46.3 sq m / 498 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

Flat 99 Westbourne Park Villas LONDON W2 5ED	Energy rating C	Valid until: 4 April 2033 Certificate number: 0249-3025-1204-8617-7200
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Property type

Mid-floor flat

Total floor area

46 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.