



Westbourne Gardens, London W2

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# Westbourne Gardens

## London W2

The apartment is just a one minute walk from Royal Oak Underground station (Hammersmith & City Line), and via an easy 1 stop connection to Paddington a 17 minute ride to Canary Wharf on the new high speed Elizabeth line.

In addition Bayswater and Queensway underground stations are within a 10 minute walk. Kensington Gardens is just a 10 minute stroll away with the large Waitrose Store on Porchester road just a 3 minute walk.

The property is close to the major Queensway regeneration project which is transforming the surrounding area into an exclusive residential and retail area similar to Marylebone and Fitzrovia. New developments such as The Whiteley will incorporate a 'Sixth Senses' brand European flag ship hotel.



**Guide price:** £750,000

**Tenure:** Share of freehold plus leasehold, approximately 47 years remaining

**Service charge:** £1000 per annum, reviewed annually

**Ground rent:** £50 per annum, reviewed annually

**Local authority:** City of Westminster

**Council tax band:** E

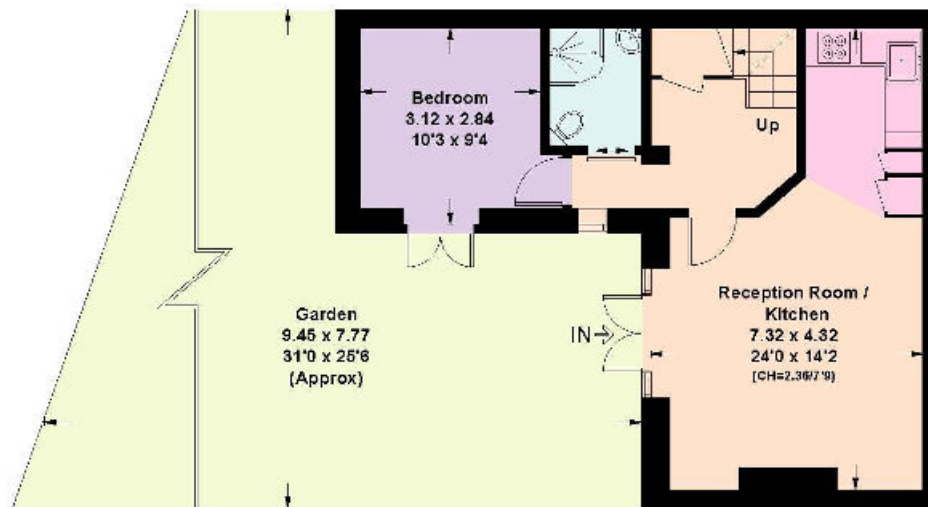
A two double bedroom apartment benefiting from a large private garden. Westbourne Gardens is situated in a quiet tree lined residential street close to the local restaurants and boutiques of Westbourne Grove & Notting Hill and has a wonderful Garden Square.






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Approximate Floor Area = 66.1 sq m / 711 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)



Lower Ground Floor

 = Reduced head height below 1.5m



Raised Ground Floor

**Knight Frank**

**Notting Hill**

294 Westbourne Grove

London

W11 2PS

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Will Gregory**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2022. Photographs and videos dated April 2022.

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