



# Atrium Apartments, West Row, North Kensington, W10

Asking Price: £485,000

 Benham  
& Reeves

# Atrium Apartments, West Row, North Kensington, W10

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A stylish one bedroom apartment, spanning an approximate 537 square feet internally, located in a popular modern building moments from Ladbroke Grove and Portobello Road.

Situated on the third floor, this apartment features an open-plan living and kitchen area with access to a private west-facing balcony. The spacious double bedroom includes fitted wardrobes and is complemented by a larger than average, immaculate bathroom. Additional benefits include a concierge, lift access and underfloor heating throughout.

Atrium Apartments is in an enviable location, near the amenities of one of London's most famous areas, Notting Hill Gate. Residents in the area are surrounded by boutiques, restaurants, bars and cafes. The development is a short walking distance from Ladbroke Grove Underground station which accommodates the Circle, Hammersmith and City lines.



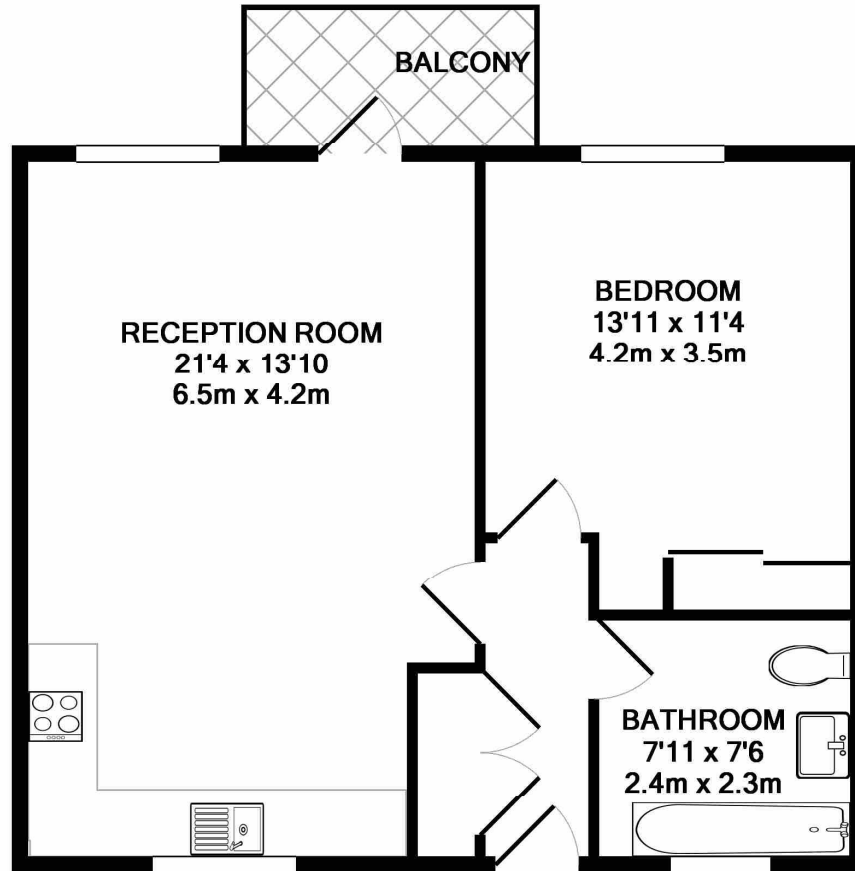


## Property Features:

- One Bedroom
- One Bathroom
- Third Floor
- 537 Square Feet (Approx.)
- West-Facing Balcony
- Concierge
- Close Proximity to Notting Hill
- Ladbroke Grove Underground & Kensal Green Overground nearby (Zone 2)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

W10

TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£485,000
Tenure:	Leasehold Expires 21/10/3014 Approximately 989 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2025
Service Charge:	£3,421.93 (per annum) for the year 2025
Anticipated Rent:	£2,000.00 pcm Approx. 4.9% Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240279

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