



Wheatstone Gardens, Notting Hill, W10

Asking Price: £720,000

 Benham
& Reeves

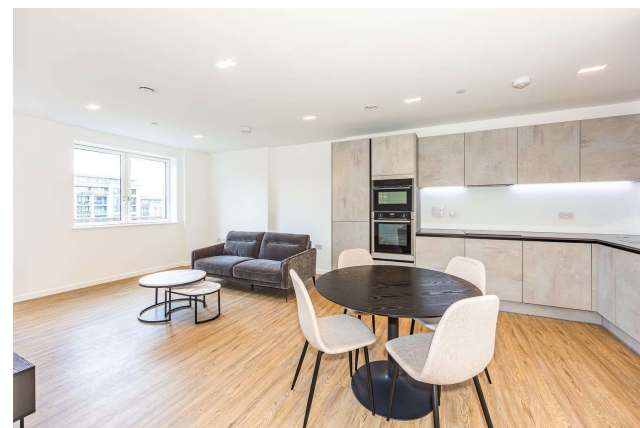
Wheatstone Gardens, Notting Hill, W10

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Introducing The Auria, the next exciting phase in the journey at Portobello Square, the prestigious multi-award-winning development in Notting Hill. This luxury one bedroom apartment spans a generous 563 square feet of internal space. The flat comprises an open-plan reception room with floor-to-ceiling windows affording plenty of natural light and access to a private south facing balcony. There is a fully integrated modern kitchen with high-end appliances. The apartment also benefits from air conditioning, underfloor heating and an extra storage cupboard in the hallway.

Notting Hill is one of London's most famous and desirable residential neighbourhoods. An area with a strong sense of community, a vibrant cosmopolitan charm and a truly village-like feel that sets it apart from any other place in London.

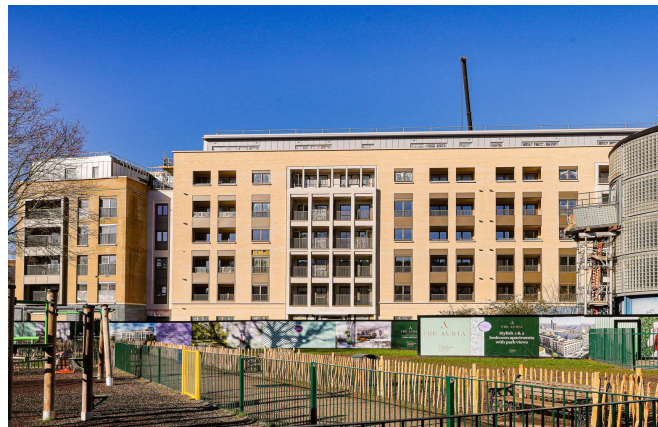
There are two tube stations within walking distance: Ladbroke Grove and Westbourne Park (both on the Circle and Hammersmith & City lines) and a good choice of buses swiftly link The Auria to wider London. Heathrow Airport is easily accessible by road or from Paddington station using the Elizabeth line or the Heathrow Express. The Elizabeth line also offers a high-speed 3-minute journey to the designer boutiques at Bond Street and beyond.



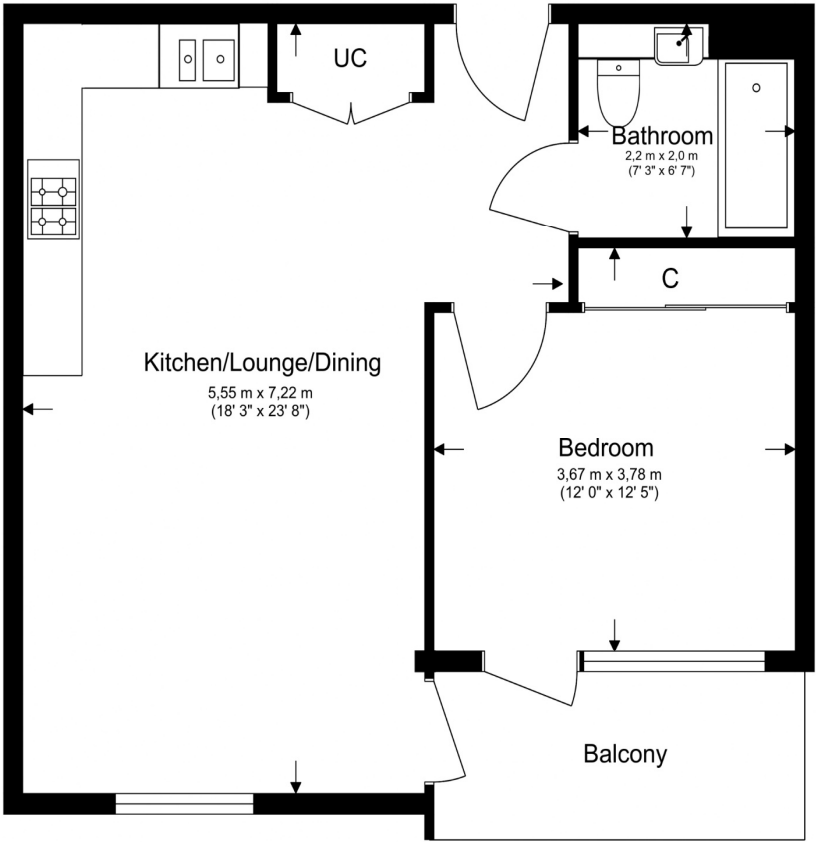


Property Features:

- One Bedroom
- One Bathroom
- 563 Square Feet (Approx.)
- Private South-Facing Balcony
- Concierge
- Modern Interiors
- Ladbroke Grove and Westbourne Park Tube Stations (Zone 2)



Total Gross Internal Area
52.3 Sq/m - 563.0 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

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

Asking Price:	£720,000
Tenure:	Leasehold Expires 31/03/3023 Approximately 996 Years Remaining
Ground Rent:	Nil
Service Charge:	£225.20 (per annum) to March 2026
Anticipated Rent:	£2,500.00 pcm Approx. 4.2% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240205

T: 020 7938 3522

E: kensington.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

