



# Orwell Mansions, Bonchurch Road, Notting Hill, W10

Asking Price: £750,000



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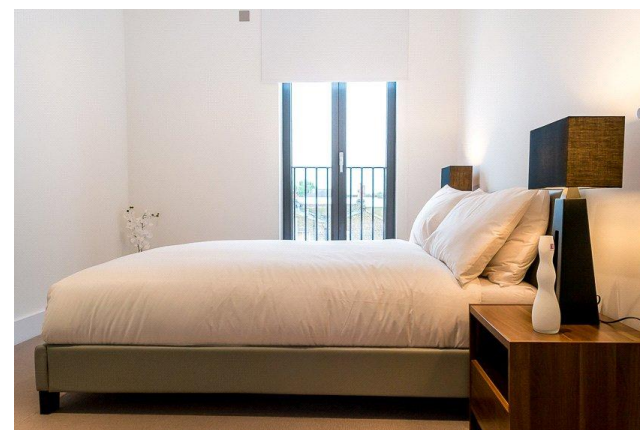
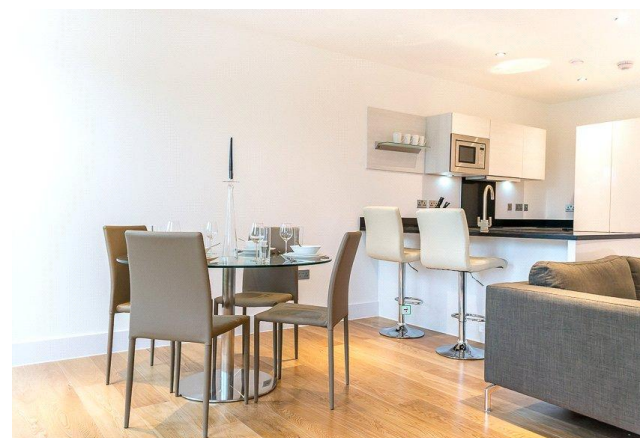
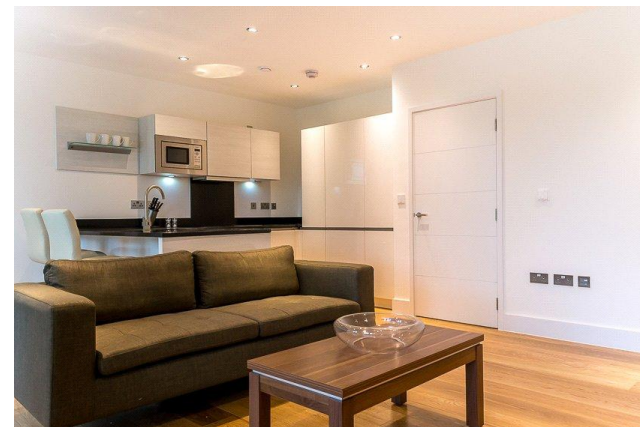
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This contemporary two bedroom, two bathroom apartment is located on the third floor and is part of the fashionable development Portobello Square. The development is adjacent to the iconic Portobello Road market and in close proximity to Notting Hill.

The accommodation is approximately 772 square feet of living space and well-proportioned. It has a reception/kitchen room that leads onto a sizable terrace with good views, and it benefits from wooden flooring, high-end appliances, and underfloor heating throughout.

The apartment is also a short walk from Avondale Park and St Mark's Park, with the nearest tube stations at Ladbroke Grove and Westbourne Grove, both connected to Paddington (Heathrow Express) and the City.

Please note that the flat is currently let and is therefore available to investors only.



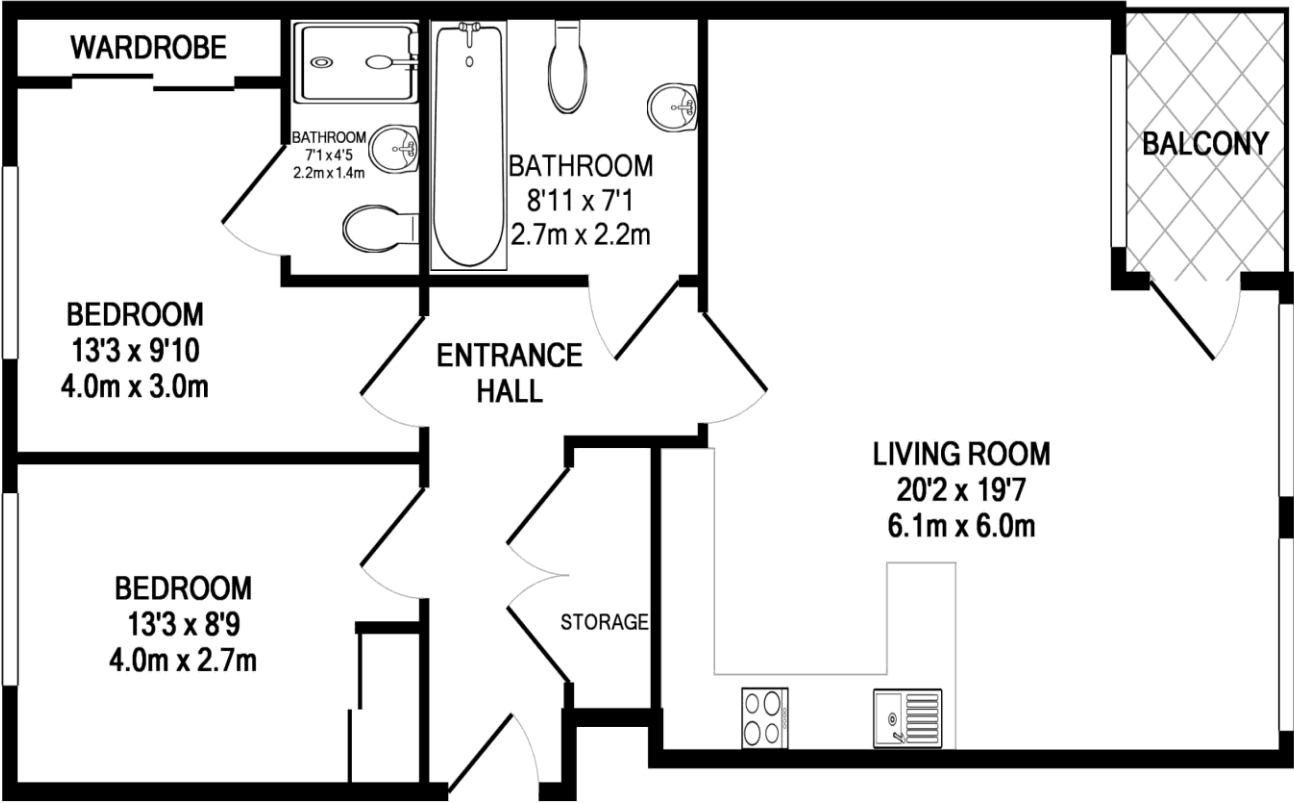


## Property Features:

- Two Bedrooms
- Two Bathrooms
- Third Floor
- 772 Square Feet (Approx.)
- Lift Access
- Private Balcony
- Communal Garden
- Ladbroke Grove Underground (Zone 2)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 772 SQ.FT. (71.7 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:	£750,000
Tenure:	Leasehold Expires 19/09/3010 Approximately 984 Years Remaining
Ground Rent:	£400.00 (per annum) to March 2026
Service Charge:	£5,008.00 (per annum) to March 2027
Anticipated Rent:	£2,700.00 pcm Approx. 4.3% Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

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