



Westbourne Grove, Notting Hill, W2

Asking Price: £925,000

Benham
& Reeves

Westbourne Grove, Notting Hill, W2

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A well-presented two bedroom, two bathroom apartment in one of London's most sought-after locations in Westbourne Grove and Bayswater. Offering approximately 921 square feet of beautifully designed living space, the property combines elegance, practicality, and an unrivalled address. The apartment boasts a bright and expansive open-plan reception room, perfect for both entertaining and everyday living. Large windows flood the space with natural light, while the contemporary kitchen is fitted with integrated appliances and ample storage, blending style with functionality. The principal bedroom features built-in wardrobes and a private en-suite bathroom, while the second bedroom offers excellent flexibility as a guest room, home office, or nursery. A second bathroom, finished to an exceptional standard with sleek fittings, completes the layout.

Set within a modern development, residents benefit from lift access, a secure entry system, 24-hour concierge service, and exclusive access to a private fitness suite and swimming pool, ensuring convenience, comfort, and peace of mind.

Brilliantly located and moments from the green expanses of Hyde Park, the boutique shops and restaurants of Westbourne Grove, and the vibrant charm of Notting Hill. Excellent transport links are close by, with Bayswater (District & Circle lines) and Queensway (Central line) Underground stations providing swift access across the capital.





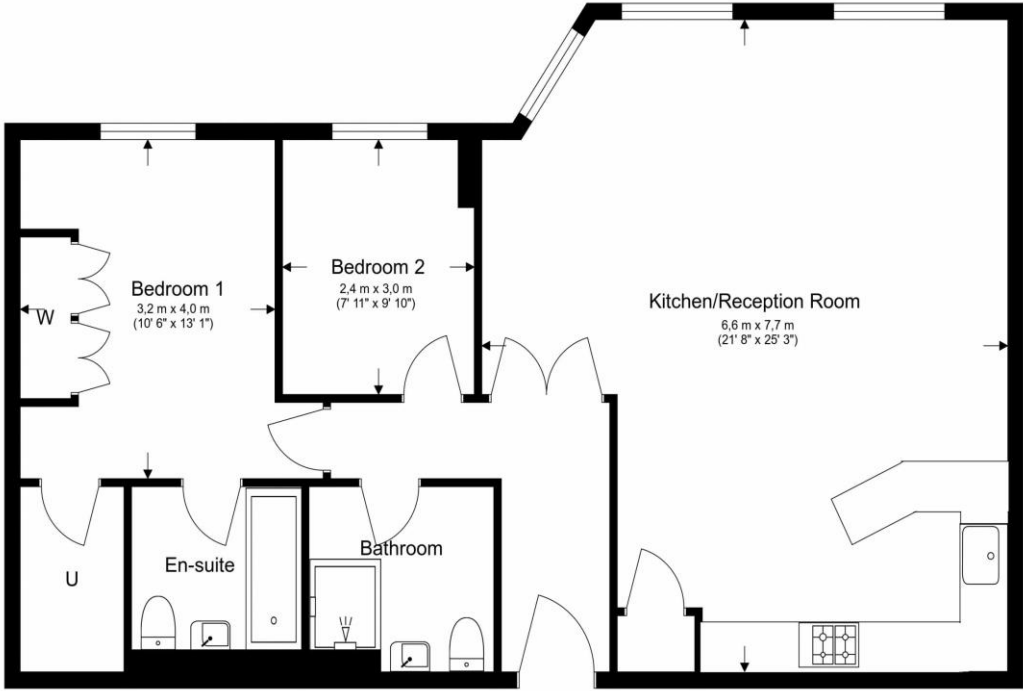
Property Features:

- Allocated Parking
- Two Bedrooms
- Two Bathrooms
- 2nd Floor
- 921 Square Feet (Approx.)
- Porter
- Swimming Pool, Sauna & Virtual Golf
- Bayswater Station (0.2 miles)
- Royal Oak Station (0.3 miles)
- Queensway Station (0.4 miles)



Second Floor

Total Gross Internal Area
85.6 Sq/m - 921 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 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:	£925,000
Tenure:	Leasehold Expires 31/12/2988 Approximately 962 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2026
Service Charge:	£7,966.00 (per annum) for the year 2025
Anticipated Rent:	£3,225.00 pcm Approx. 4.2% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

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