



## Westbourne Park Road, W11

£595,000 *Share of Freehold*



Charming One-Bedroom Garden Flat with Excellent Potential in this wonderful Notting Hill location close to the famous Portobello Road.

### KEY FEATURES

- One-bedroom lower ground floor flat
- Private south-facing garden
- Prime RBKC location (W11)
- Potential to extend (STPP)
- Ideal blank canvas opportunity
- Own front door



Notting Hill Sales

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A fantastic opportunity to acquire a spacious one-bedroom lower ground floor apartment (approx. 711 sq. ft / 66.1 sq. m) set within a period terrace in the Royal Borough of Kensington and Chelsea.

Offering a wonderful "blank canvas", this home features well-proportioned rooms with plenty of light. The accommodation comprises a bright front reception room with a feature bay window, a comfortable double bedroom with built-in storage, a bathroom, and a separate kitchen/dining room opening directly out to the garden. The standout feature of this property is the private, south-facing paved garden and patio, providing a quiet outdoor haven ideal for entertaining and alfresco dining. With generous proportions throughout, there is clear potential to reconfigure or extend to the rear (subject to the necessary planning permissions and consents).



Situated on the desirable Westbourne Park Road in the heart of W11, the property enjoys a prime Royal Borough of Kensington and Chelsea address. Residents are moments away from the vibrant amenities of Portobello Road, Golborne Road, and Westbourne Grove, which offer an array of independent boutiques, cafes, artisanal bakeries, and world-class dining. Excellent transport links are readily available, with Westbourne Park (Circle and Hammersmith & City lines) and Ladbroke Grove stations nearby, as well as easy access to Notting Hill Gate and local bus routes.



MATERIAL INFORMATION

**Tenure:** Share of Freehold  
**Term:** 81 years and 5 months  
**Council Tax Band:** D (RBKC)  
**EPC rating:** C  
**Is the property listed:** Property is not listed

UTILITIES

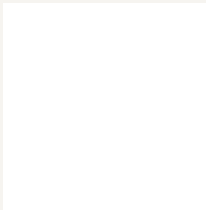
**Electricity** – Mains  
**Water** – Mains  
**Sewerage** – Mains  
**Heating** – Gas  
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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<https://www.winkworth.co.uk/sale/property/NHS260079>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

# WESTBOURNE PARK ROAD, W11

APPROXIMATE GROSS INTERNAL AREA

711 Ft<sup>2</sup> - 66.10 M<sup>2</sup>

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :  
CH - Ceiling Height



LOWER GROUND FLOOR

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