



*UPPER MAISONETTE,  
WESTBOURNE GROVE,  
LONDON W11*

A very special and beautifully presented lateral three bedroom maisonette across three buildings. Of particular note is the magnificent south facing terrace leading off the large light reception room and the family kitchen/breakfast room.

The property is located on this very prestigious and fashionable section of Westbourne Grove and close to Ledbury Road, so is well situated for the local boutique shops, restaurants and Cafes.

The transport links of Notting Hill Gate (Central, District and Circle Lines) are nearby as are the open spaces of Kensington Gardens.







## ACCOMMODATION AND AMENITIES

- Entrance Hall
- Large Reception Room
- Kitchen/Breakfast Room
- Cloakroom
- Master Bedroom Suite
- 2 further Bedrooms With En-Suite Bathrooms
- South Facing Terrace
- Air Conditioning





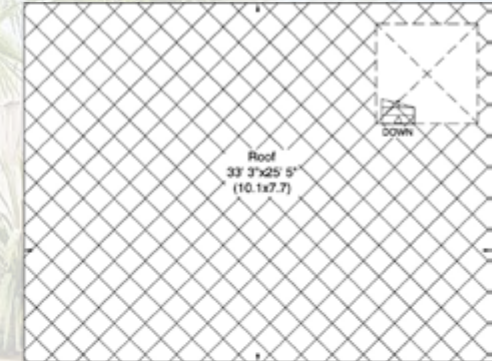
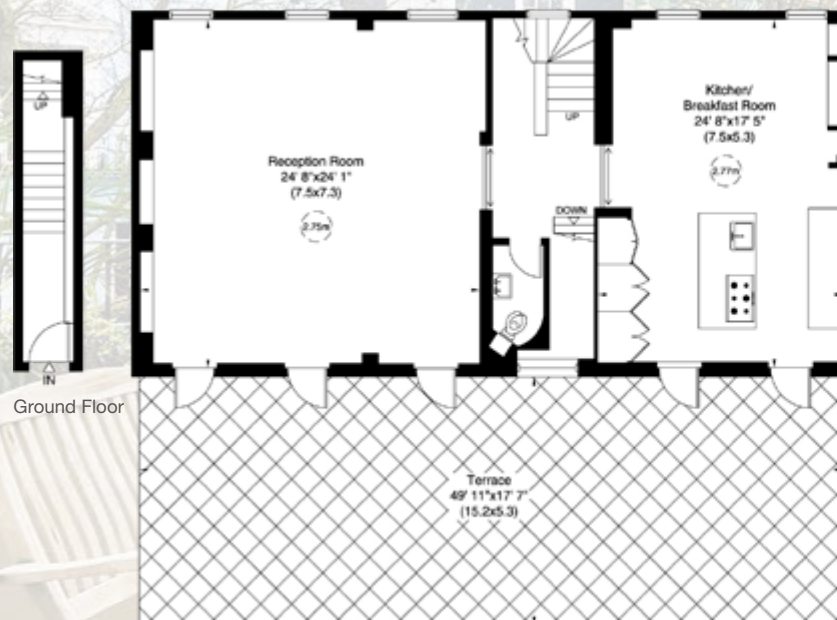
## TERMS

**Tenure:** Leasehold - 125 years from 1st November 2009 thus having 115 years remaining

**Service Charge:** Approximately £682.52pa year ending 31/12/2019

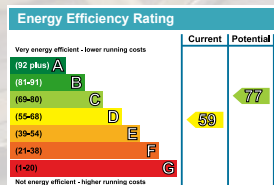
**Ground Rent:** Peppercorn

**Guide Price:** £5,500,000 subject to contract.



First Floor

GROSS INTERNAL AREA (APPROX.)  
233 sq m (2,503 sq ft)



All information in this document is correct to the best of our knowledge at the time of going to print (April 2018).  
These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees,  
and do not constitute any part of an offer or contract.



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