

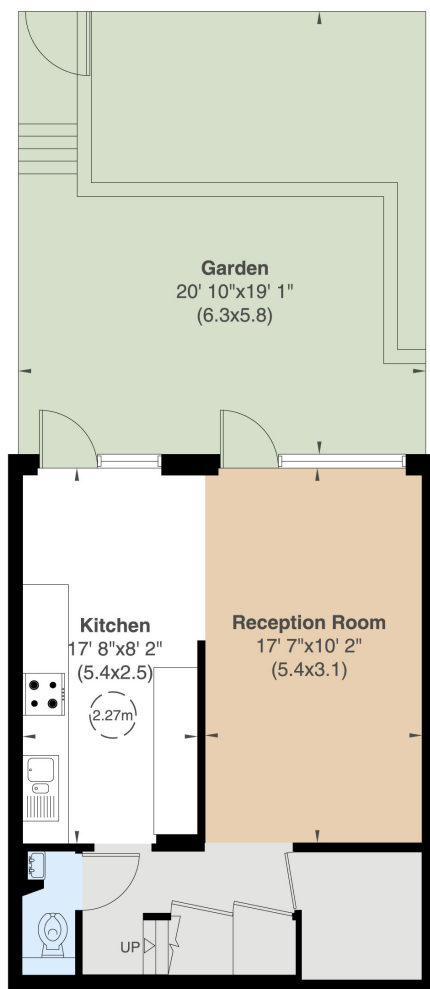
# Great Western Road

Notting Hill, W11

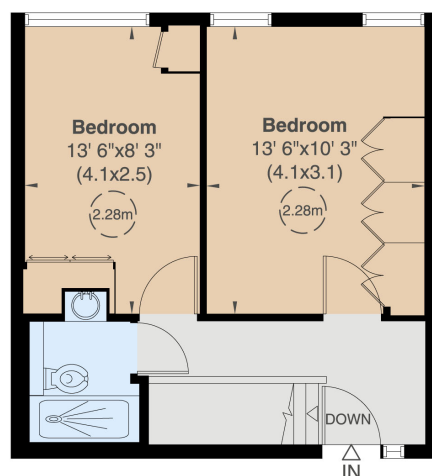


**STRUTT  
& PARKER**

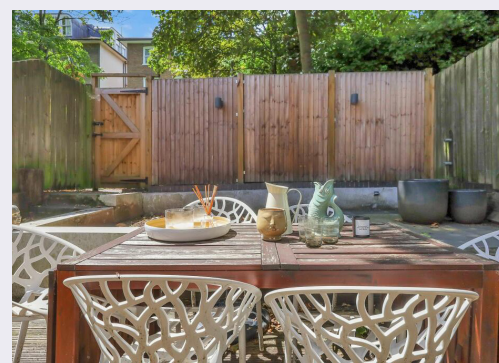
BNP PARIBAS GROUP



Lower Ground Floor



Upper Ground Floor



## A charming duplex apartment in a well maintained, purpose built building.

Laid out over two floors, the flat has a large open plan living area with French doors leading to a generous, west-facing garden. The two double bedrooms and family bathroom are on the ground floor and there is a large storage room and a guest WC.

Great Western Road is very well located for all the wonderful bars, boutiques and restaurants of Westbourne Grove, Portobello Road and Ledbury Road. The underground stations of Westbourne Park (Hammersmith & City Line) and Notting Hill Gate (Central, Circle and District Lines), as well as the open spaces of Kensington Gardens, are also situated nearby.

### Floorplans

**Gross internal area 815 sq ft (76 sq m)**  
For identification purposes only.

### General

**Tenure:** Leasehold, 125 years from 10.06.1986

**Local Authority:** City of Westminster

**Service Charge:** Approximately £2,300 per annum

**Ground Rent:** Peppercorn

**Council Tax:** Band D

**EPC Rating:** C

**Parking:** Resident's permit available

**Broadband:** Available

**Asking Price:** £625,000

## Notting Hill

303 Westbourne Grove, London, W11 2QA

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