









## A well-presented two bedroom flat with access to beautiful communal gardens.

This is a well proportioned, second floor flat in a handsome, bow-fronted period building with good ceiling heights and excellent natural light.

Leinster Square is located in the heart of Bayswater, only a short distance from the shops and restaurants of Westbourne Grove, the transport links of Bayswater, Notting Hill Gate, Queensway and Paddington, and the green spaces of Kensington Gardens.

## **Floorplans**

**Gross internal area** 658 sq ft (61.15 sq m) excluding storage For identification purposes only.

## General

Tenure: Leasehold. 999 years from 04.01.1994; plus a

share of the freehold

Local Authority: City of Westminster

Service Charge: Approximately £5,700 per annum

Council Tax: Band E

**EPC Rating:** C

Parking: Resident's available

**Broadband:** Available **Asking Price:** £895,000

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## Notting Hill

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