

The Westbourne, Artesian Road, Notting Hill, W2

Asking Price: £725,000

Benham & Reeves

The Westbourne, Artesian Road, Notting Hill, W2

2 Bedroom (s) 2 Bathroom (s) Leasehold

A well-presented two bedroom, two bathroom apartment offering approximately 773 square feet of well-proportioned accommodation, situated on the first floor of The Westbourne.

The property features a spacious reception and dining area with excellent natural light, providing a comfortable space for both relaxing and entertaining. A separate fitted kitchen offers ample worktop and storage space. The property comprises two bedrooms and two bathrooms, including a generously sized principal bedroom with fitted wardrobes and an en-suite bathroom. An allocated parking space is also included.

The Westbourne is a purpose-built residential development positioned immediately off Westbourne Grove, with landscaped communal areas, a dedicated concierge service, lift access and underground parking.

The property is exceptionally well positioned for the boutiques, restaurants, cafés and amenities of Westbourne Grove and Notting Hill, while the green open spaces of Kensington Gardens and Hyde Park are also within easy reach.

Excellent transport connections are available from Notting Hill Gate, Bayswater, Queensway and Royal Oak, providing convenient access across central London.







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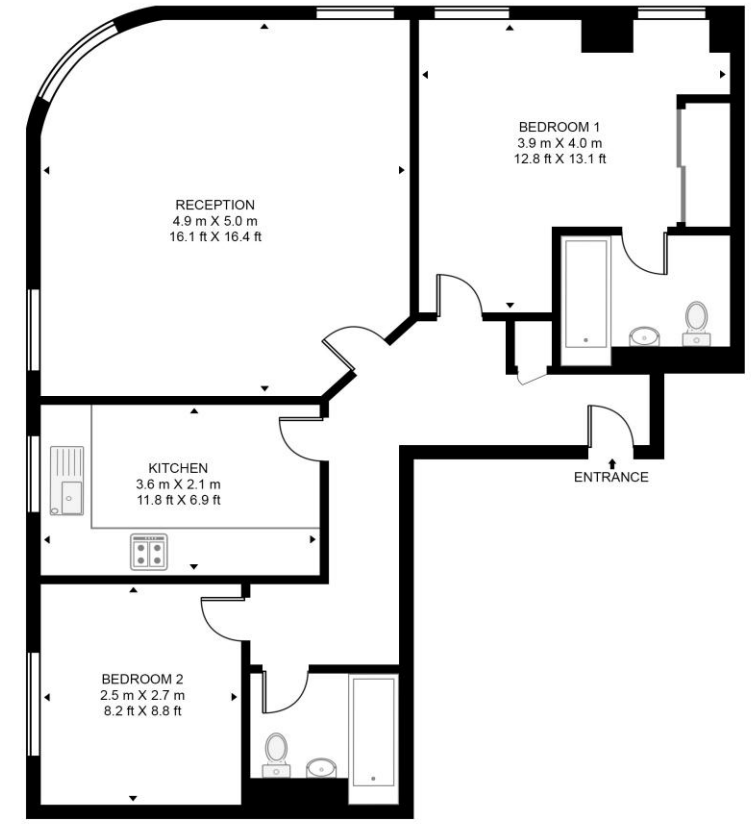
Property Features:

- Two Bedrooms
- Two Bathrooms
- First Floor
- 773 Square Feet (Approx.)
- Allocated Parking Space
- Lift
- Concierge
- Royal Oak Station (0.7 miles)
- Queensway Station (0.7 miles)
- Bayswater Station (0.9 miles)

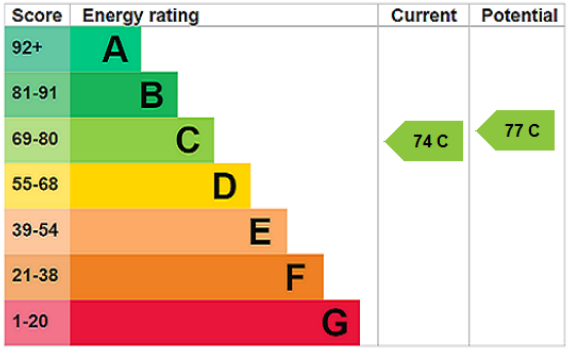
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THE WESTBOURNE, 1 ARTESIAN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA 773 SQ.FT (71.8 SQ.M)



FIRST FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£725,000
Tenure:	Leasehold Expires 24/12/2985 Approximately 959 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2026
Service Charge:	£7,372.76 (per annum) for the year 2026
Anticipated Rent:	£2,600.00 pcm Approx. 4.3% Yield

Viewings:

All viewings are by appointment only through our White City Office.

Our reference: KEN260132

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W: www.benhams.com

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