



OPAL APARTMENTS WESTBOURNE GROVE W2

Quietly positioned on the second floor (with lift) of a purpose built building, this is a lateral two bedroom flat offering open plan living, air conditioning, underground parking and portorage.

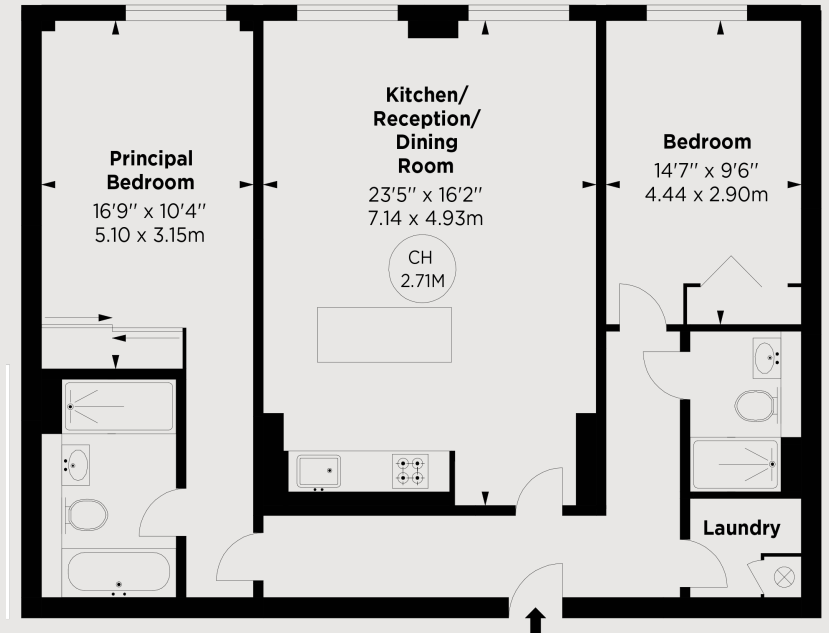
The focal point of the apartment is an excellent open plan reception room and kitchen with modern appliances. This is a very good room in which to relax or entertain. There is an excellent principal bedroom with good built in storage and an en-suite bathroom with shower. To the other end of the apartment is a second bedroom, also of an excellent size, with built in storage and a shower room adjacent which also doubles as a guest cloakroom. The internal accommodation is completed by a discreetly positioned and most useful utility room meaning that the appliances are away from the kitchen.

Opal Apartments benefits from a Porter and a secure underground parking space large enough to accommodate a Range Rover. The building is very well position on Hereford Road, close to the wide array of shops bars and restaurants available on Westbourne Grove and beyond. Notting Hill Gate Station (Central, District and Circle Lines) is 0.5 miles away.



Gross Floor Area
1,028 sq ft / 95.50 sq m

Key :
CH - Ceiling Height



Second Floor

MASKELLS 

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TERMS

Price: £1,325,000 subject to contract.
Tenure: Leasehold, expires 1st January 2129.
Service Charge: £993.57 for 3 months to 28th September 2020.
Ground Rent: Included in the service charge.
Local Authority: City of Westminster

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		