



Woodchester Square, London

Ninth Floor Apartment

Asking Price Of: £325,000

Set in a portered block with dual lifts, this ninth-floor apartment features its own private balcony and is being offered to the market chain free. The large windows which span the apartment offer fantastic views across the capital whilst flooding the flat with natural light. The separate kitchen and living room provide the apartment with a flexible footprint offering the potential for a variety of layouts. Benefitting from plenty of inbuilt storage and a great location, this flat lends itself as a dream flat for now and a perfect investment in the future. Early viewings are highly recommended.

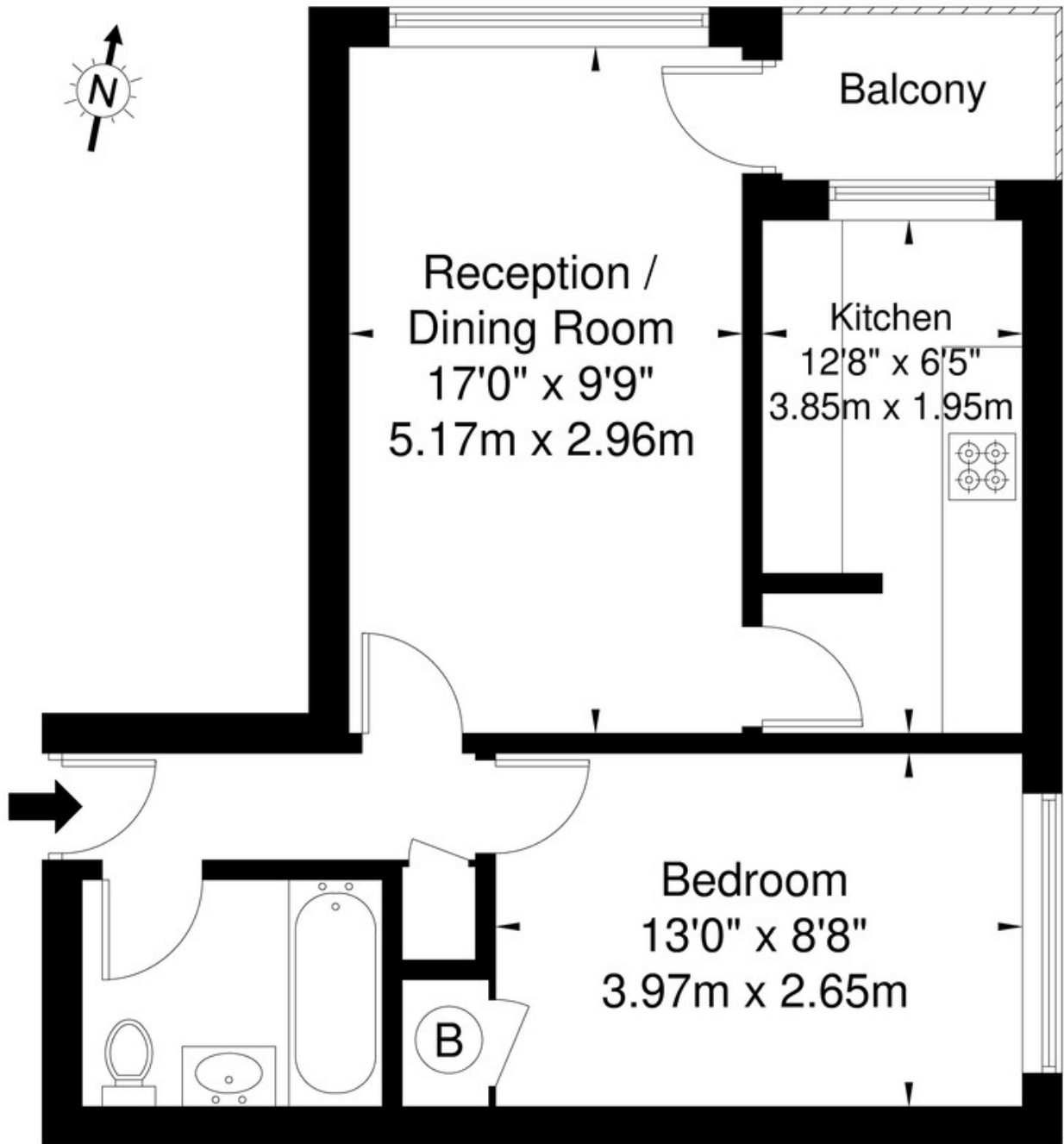


- One bedroom apartment
- Private balcony
- Ninth Floor with lift access
- Porter building
- Potential to renovate
- Close to Little Venice and Portobello Road
- Walking distance to Royal Oak and Warwick Avenue stations

Situated on the edge of Little Venice, this flat borders the picturesque Grand Union Canal. The surrounding area is currently undergoing various modernisation and new building projects which continue to help the area grow and develop. Warwick Avenue and Royal Oak stations are a short walk away providing a quick and convenient way to discover all of London. Nearby you can find the colourful houses of Notting hill and the popular Portobello Road market providing a plethora of artisan shops, restaurants, and cafes. Just around the corner you can find Bayswater and Queensway which many consider to be the gateway to the world-famous Hyde Park.

Wilmcotte House, W2 5SS

Approx. Gross Internal Area = 43.9 sq m / 472 sq ft



9th Floor

Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Westways



Tenure: Leasehold
Lease Remaining: 89

Gross Internal Area: 472 sqft
Service Charge: £2,000
Ground Rent: £5

Local Authority: Westminster City Council
Council Tax Band: B

EPC Rating: D

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

