



Aldridge Road Villas, London

W11



Beyond your expectations

Well presented two bedroom two bathroom upper maisonette

Hamptons International

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Upper maisonette | Two bedrooms | Two bathrooms | Cloakroom | Kitchen/reception room | Access to undemised roof terrace

Asking Price £1,350,000 Share of Freehold

Description

A well presented two bedroom two bathroom upper maisonette. The bedrooms are on the second floor of the period building and both have en suite bathrooms. There is also an additional cloakroom. The top floor is an open plan kitchen/reception room with ample space for a separate seating and dining area. Stairs lead up from the kitchen area to an undemised decked roof terrace.

Location

The property is just moments away from the popular boutiques, cafes and restaurants dotted along Ledbury Road, Westbourne Grove and Portobello Road.

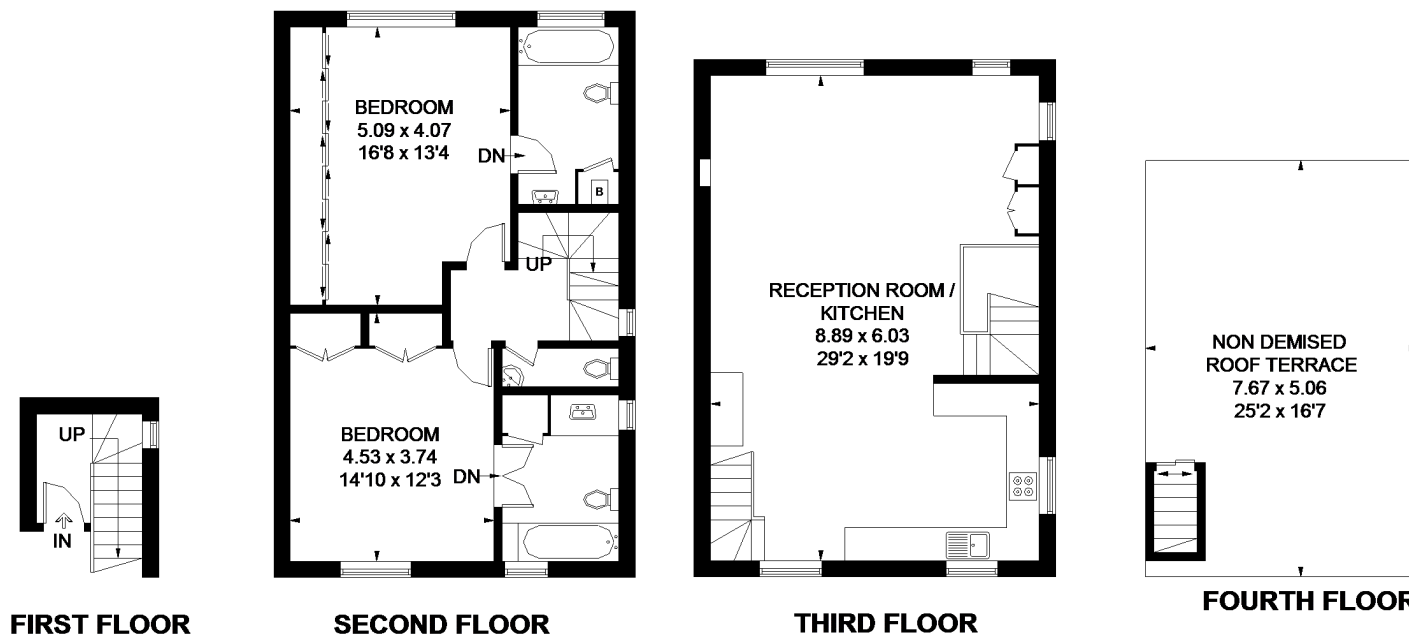
Additional Information

Call us between our extended opening hours of 6pm - 9pm Mnday to Thursday to arrange an appointment to view.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

ALDRIDGE ROAD VILLAS



APPROXIMATE GROSS INTERNAL AREA
 FIRST FLOOR = 49 SQ. FT. (4.6 SQ. M.)
 SECOND FLOOR = 638 SQ. FT. (59.3 SQ. M.)
 THIRD FLOOR = 589 SQ. FT. (54.7 SQ. M.)
 FOURTH FLOOR = 13 SQ. FT. (1.2 SQ. M.)
 TOTAL = 1289 SQ. FT. (119.8 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID228104)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

