



Powis Square, London
W11



Beyond your expectations

Two bedroom maisonette with private garden

Hamptons International

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Maisonette | Two bedrooms | Two bathrooms | Reception room | Kitchen/breakfast room | Utility room | Private rear garden

Asking Price £1,600,000 Share of Freehold

Description

An excellent opportunity to purchase a well proportioned two bedroom maisonette with a superb private rear garden. Both floors have floor to ceiling windows overlooking the garden. The raised ground floor has a double reception room which is an excellent entertaining space. The kitchen/breakfast room opens directly on to the rear garden. The master bedroom has an en suite bathroom and there is also a utility room on the lower ground floor.

Location

Powis Square is a popular square moments from the fashionable shops and restaurants on Westbourne Grove and the world famous Portobello Road. The flat is in a white stucco fronted Victorian building that faces South. There are views from the raised ground floor over the public park opposite.

Additional Information

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment.

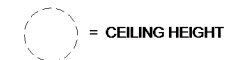


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

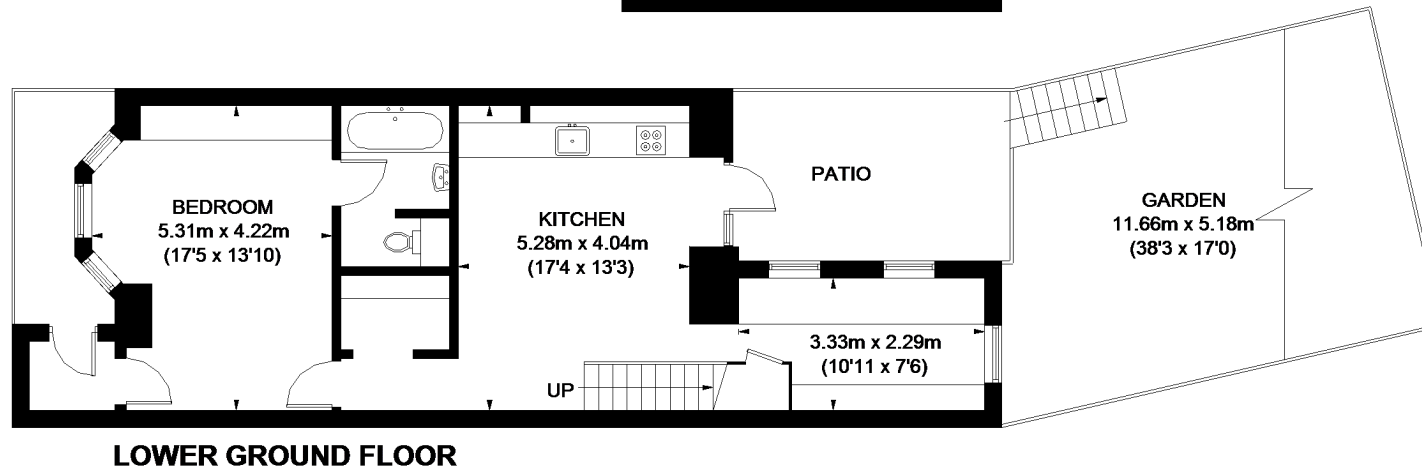
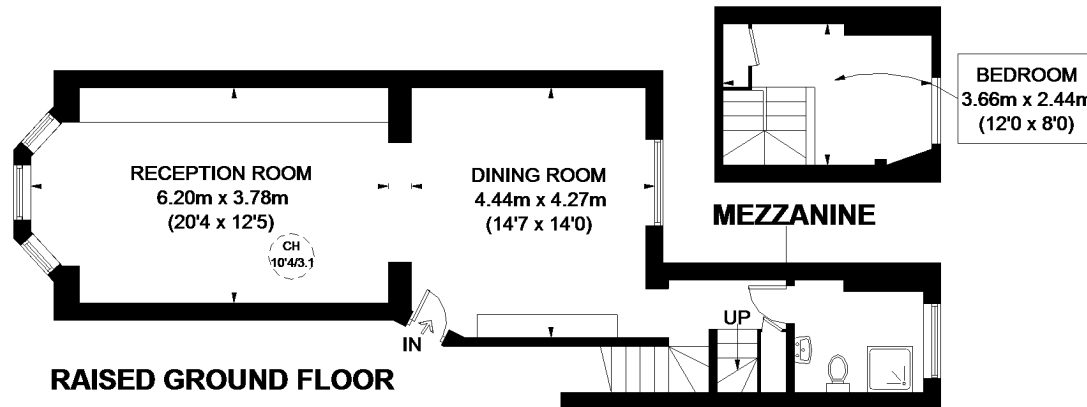
POWIS SQUARE



APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR
 729 SQ. FT. (67.7 SQ. M.)
 RAISED GROUND FLOOR
 555 SQ. FT. (51.6 SQ. M.)
 MEZZANINE = 96 SQ. FT. (8.9 SQ. M.)
 TOTAL = 1380 SQ. FT. (128.2 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 (ID236161)



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.

