



## **Burlington Close, London**

### **Three bed duplex apartment**

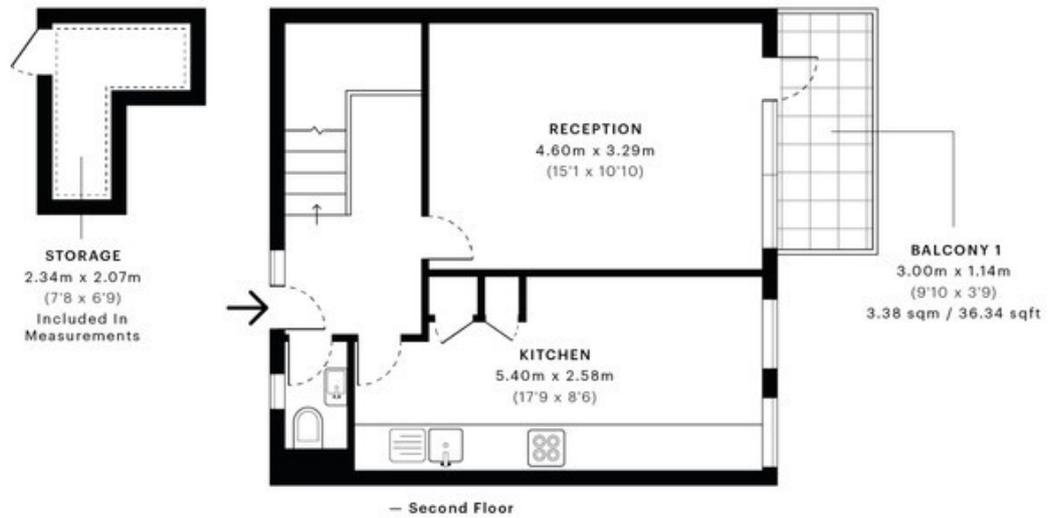
**Asking Price Of: £550,000**

This double balconied, share of freehold duplex apartment is being offered to the market chain free. With a spacious, over 900 sqft, floorplan this bright apartment is full of potential to be realised into a variety of layouts and arrangements. The current large living room opens directly onto the larger of the two balconies and is situated next door to the open kitchen offering the potential for an open plan downstairs. The three bedrooms upstairs include built in storage and the master bedroom benefits from its own balcony. Thanks to its private garage and outside store cupboard, the flat benefits from an already impressive amount of storage. All of this combined with an over 900-year lease and access to a communal garden makes means that early viewings are strongly recommended on this development opportunity.



- 3 bed duplex
- Potential to renovate
- 2 private balconies
- Private garage
- Share of freehold
- Walking distance to Portobello Road
- Walking distance to Underground Stations

Located in the private Burlington Close estate off Elgin Avenue in Maida Vale, the flat situated between Little Venice, Maida Vale and Notting Hill with easy access to Westbourne Park Station as well as Maida Vale Station. With Portobello Road a short walk away as well, there is a world famous array of excellent local shops, restaurants and cafes to explore on the door step.



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
100.02 sqm / 1076.61 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
93.02 sqm / 1001.26 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
5.86 sqm / 63.08 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
2.82 sqm / 30.35 sqft

Contact us

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# Westways



**Tenure:** Share of freehold

**Backing Lease Remaining:** 900

**Gross Internal Area:** 1076 sqft (including garage)

**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.