



A well-presented two bedroom apartment situated moments from the popular Westbourne Grove.

Opal Apartments, 43 Hereford Road, Notting Hill, London, W2

£1,295,000 Leasehold (108 years remaining)



Occupying the first floor of the popular portered Opal Apartments

- Fantastic living and entertaining space • Excellent proportions
- Newly re-painted • Perfectly positioned for local amenities

About this property

Situated on the first floor (with lift) of the attractive and well-designed Opal Apartments, the property offers fantastic lateral living and entertaining space.

The property has been recently re-painted throughout and comprises some 1,099 sq ft including a large open-plan kitchen, dining and reception room, as well as a good sized principal bedroom with en suite and second bedroom with family shower room. Internally, the apartment presents very well and benefits from air-conditioning and underfloor heating.

Opal Apartments' expert design seamlessly combines modern day living with traditional architecture. As such, the property benefits from good volumes, well configured space and ample storage.

There is a daytime porter Monday through Friday.

Local Information

Opal Apartments is a sought-after development located in an enviable position just off Westbourne Grove. In addition the property benefits from close proximity to Queensway and Notting Hill Gate, all of which offer a vast selection of boutiques, shops and eateries.

Notting Hill Gate (Central, Circle & District lines), Queensway (Central line) and Bayswater (Circle & District) Underground stations are all within approximately 0.5 miles. Furthermore, the wide open spaces of Kensington Gardens are close by.

Tenure

Leasehold (108 years remaining)

Local Authority

City Of Westminster

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.

Telephone: +44 (0) 207 727 5750.



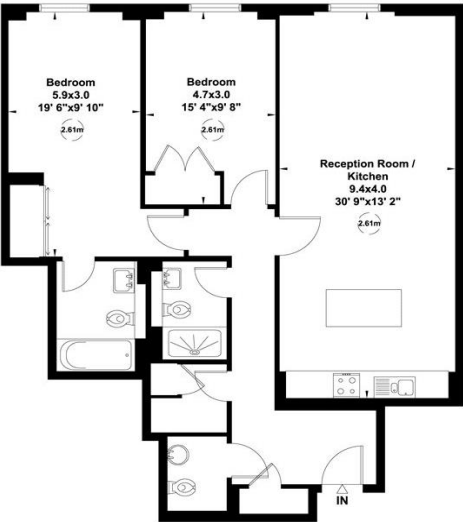


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Gross Internal Area 1099 sq ft, 102.1 m²

Opal Apartments, Hereford Road, W2

Gross internal area (approx.)
102 Sq m (1099 Sq ft)
For identification only, Not to Scale

Floor Plan by capital group 020 8671 7722



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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