



# Orwell Mansions, Bonchurch Road, Notting Hill, W10

Asking Price: £515,000

Benham  
& Reeves

# Orwell Mansions, Bonchurch Road, Notting Hill, W10

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A stunning, one bedroom, one bathroom 3rd floor apartment located within the ever-popular Portobello Square development. The accommodation spanning an approximate 520 square feet of living space is spacious and well configured comprising a kitchen/reception room that leads onto a balcony, wooden floors, integrated Siemens appliances and sleek chrome fittings are in keeping with the contemporary nature of the build. The double bedroom boasts built-in wardrobes and the bathroom is tiled from floor to ceiling and features a shower over the bath, heated towel rack and an abundance of storage.

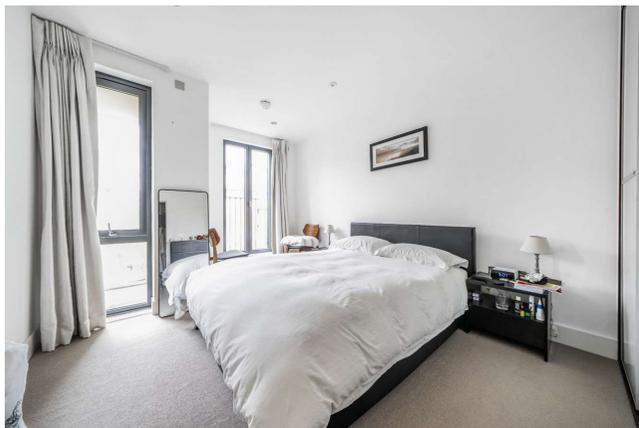
Portobello Square is becoming one of the area's most desirable addresses with many boutiques, cafés and restaurants on its doorstep and excellent connections to the rest of London and beyond. The development is tucked away behind the fashionable Golborne Road and next to the world-famous Portobello Road. Three tube stations are nearby and a good choice of buses swiftly link Bonchurch Road with the heart of London.





## Property Features:

- One Bedroom
- One Bathroom
- 520 Square Feet (Approx.)
- 3rd Floor
- Balcony & Lift
- Modern Interiors
- Ladbroke Grove Underground (Zone 2)

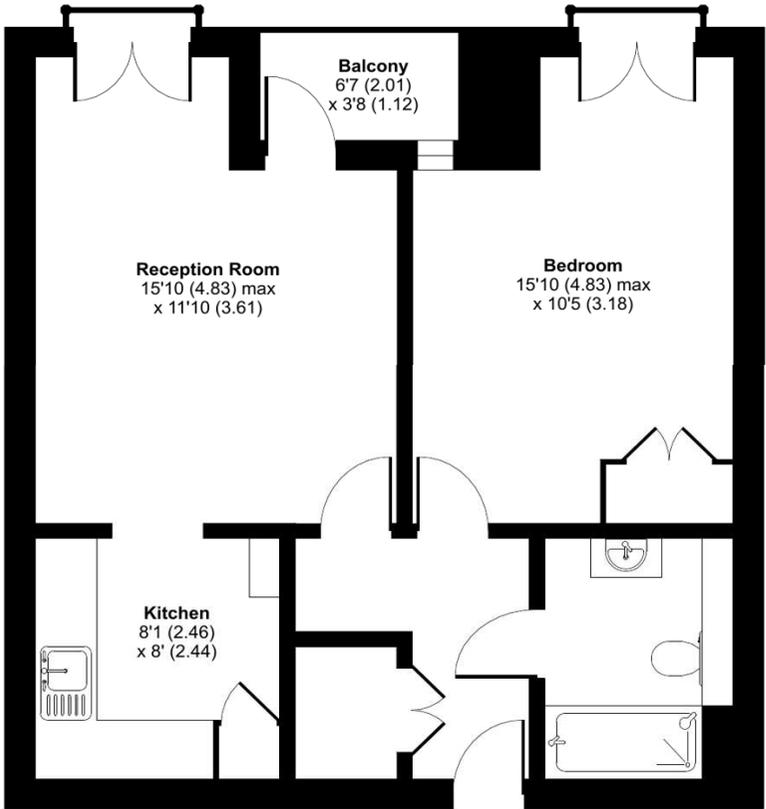


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Approximate Area = 520 sq ft / 48.3 sq m  
For identification only - Not to scale



THIRD FLOOR

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2022. Produced for Benham & Reeves. REF: 1125184

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£515,000
Tenure:	Leasehold Expires 19/09/3010 Approximately 986 Years Remaining
Ground Rent:	£350.00 (per annum) to April 2024
Service Charge:	£3,034.68 (per annum) to March 2025
Anticipated Rent:	£2,145.00 pcm Approx. 5.0 % Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240095

T: 020 7938 3522

E: [kensington.sales@benhams.com](mailto:kensington.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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