

# NOAHS



Viscount Court, Viscount Court

Pembridge Villas London, W2

Guide price £1,150,000



# Viscount Court, Viscount Court, W2

## Description

A gorgeous fourth floor one bedroom apartment in the heart of Westbourne Grove offering one of the most impressive views in West London.

Upon arrival at Viscount Court you know you are somewhere special. Entering through a set of large double doors into the residents area you immediately feel a sense of grandeur. When you walk into the apartment it becomes obvious that you are not in just another apartment. There is a welcoming hallway, bright kitchen and lovely bathroom. The two rooms that separate this apartment from the rest are the bedroom and reception room. The large bedroom is to the rear of the flat and is a tranquil space to relax and unwind. However, the reception room is the real show stopper! This is a 20 foot by 20 foot space that allows impressive dining and entertaining space with an adjacent balcony over looking the hustle and bustle of Westbourne Grove.

Over recent years this area has completely changed. With a host of restaurants like Jusi Brothers, Sumi, Ottolenghi and many more just on your doorstep there is always something scrumptious just moments away. The biggest addition has been the opening of the Elizabeth Line at Paddington Station. Paddington is just a short walk away and you can get anywhere in the country. The Elizabeth line is now open. It stretches more than 100km from Reading and Heathrow in the west through central tunnels across to Sheffield and Abbey Wood in the east. The new line will stop at 41 accessible stations - 10 of them new - and is expected to serve up to 200 million people each year.

- One Bedroom | One Bathroom
- Leashold with Approximately 170 years unexpired
- Opportunity to Modernise | Walking Distance to Hyde Park
- Lift | Well Managed Building
- 4th Floor Mansion Block | Terrace
- Rotunda Style Dinning Area Overlooking Westbourne Grove
- 0.5M to Notting Hill Gate Underground



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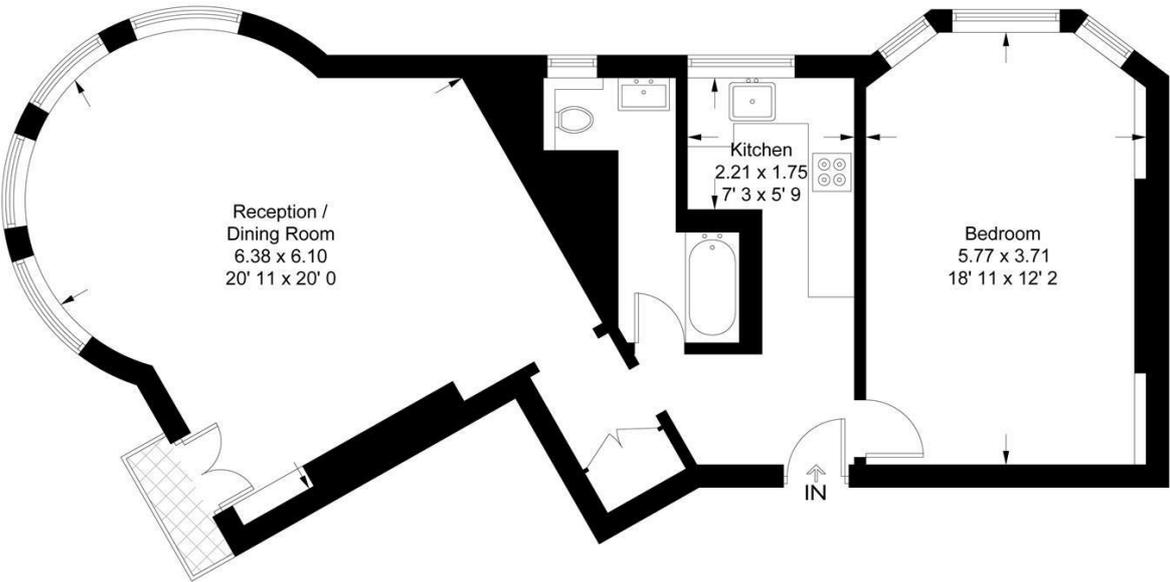
# Floor Plan

## Viscount Court

Approximate Gross Internal Area = 808 sq ft / 75.1 sq m







**Fourth Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Area Map



## Viewing

Please contact our Noahs London Office on 02079711474 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC