

21
ALDRIDGE
ROAD VILLAS
W11



21 Aldridge Road Villas, W11, represents a compelling freehold opportunity in the heart of Notting Hill.

This substantial period property is arranged over multiple floors and offers an attractive proposition for an investor looking for multiple flats in the same building. With its generous proportions and strong fundamentals, the building is well suited to a high-grade purchaser seeking a long term investment in one of London's most desirable and strongest performing postcodes.

The location further underpins its investment appeal. Situated just moments from the amenities of Westbourne Grove and Portobello Road, and within easy reach of Notting Hill Gate and Westbourne Park stations, the property benefits from strong tenant demand. The area's enduring reputation for capital growth, combined with robust rental prospects, ensures long-term security and upside potential.

Aldridge Road Villas is a popular residential road at the top end of Westbourne Park Road, and it is close to the bars and restaurants of Portobello Road and Westbourne Park underground station (Circle Line & Hammersmith & City Line) is moments away. The District, Circle and Central lines are accessible within walking distance at Notting Hill Gate.



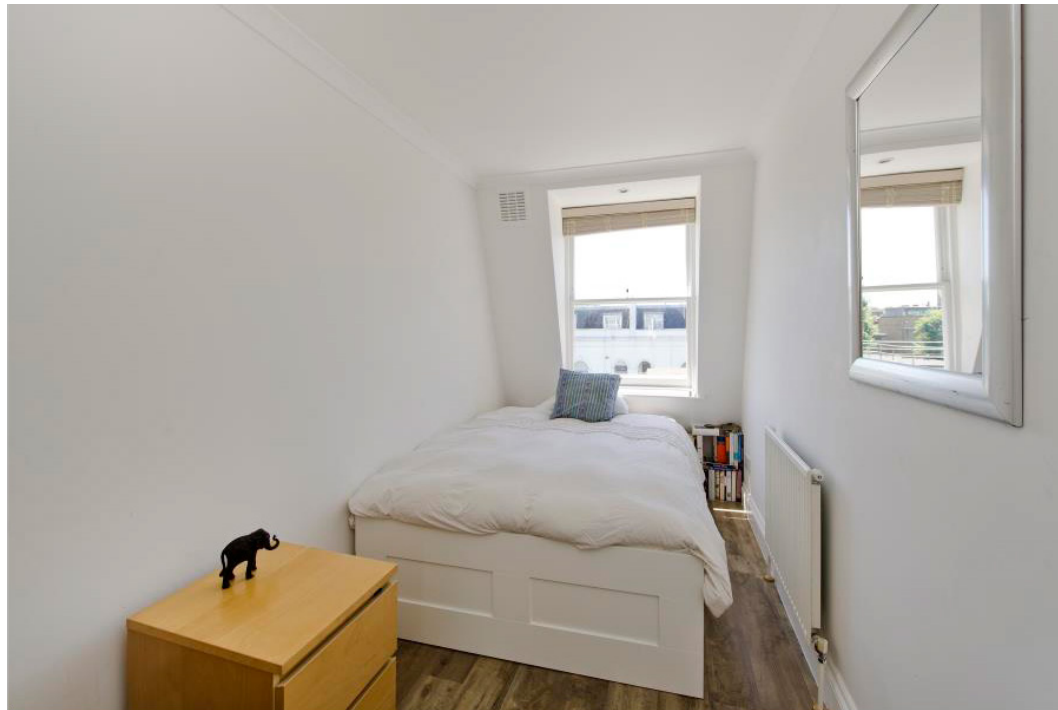










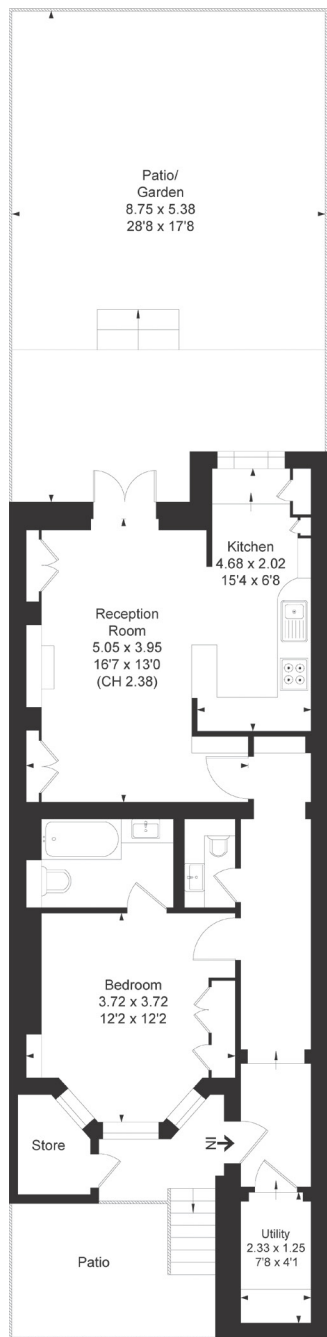




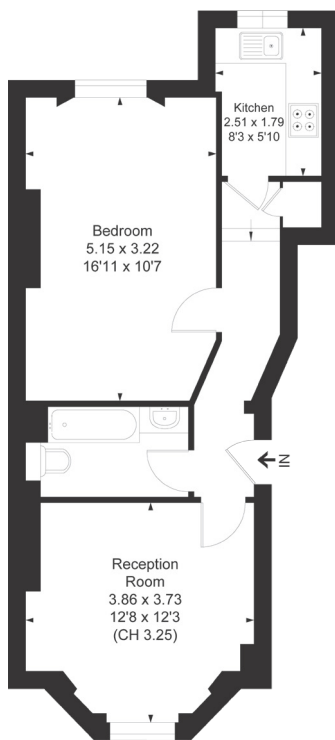


Flat	GIA (sq ft)	Current Rent (PCM)	Current Rent (Annual)	Projected Rent (Annual)
3FL	573	£2,595	£31,140	£29,380 - £30,940
2FL	495	£2,350	£28,200	£30,940 - £32,500
1FL	487	£2,750	£33,000	£31,980 - £33,020
GFL	484	£2,150	£25,800	£28,600 - £29,640
Basement	631	£3,000	£36,000	£32,500 - £34,320
Total	2,670	£12,445	£149,340	£153,400 - £160,420

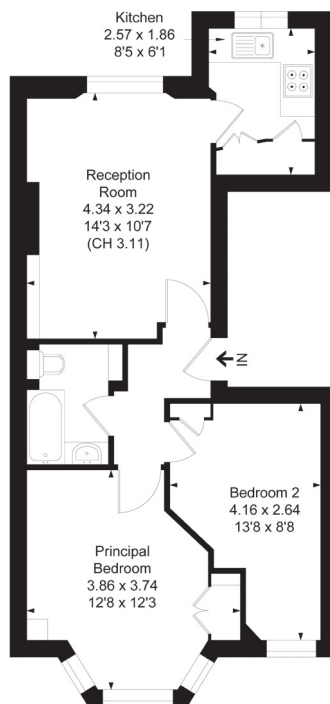
Please note all current rental details have been provided by our client and the ERV is an estimate provided by the Maskells Lettings department. This is not a formal valuation to be relied upon and we advise purchasers to take their own advice. All purchasers must check details and carry out their own due diligence. Maskells cannot be held liable for inaccuracies and not all properties have been inspected due to access issues. These details have been provided in good faith and are representative.



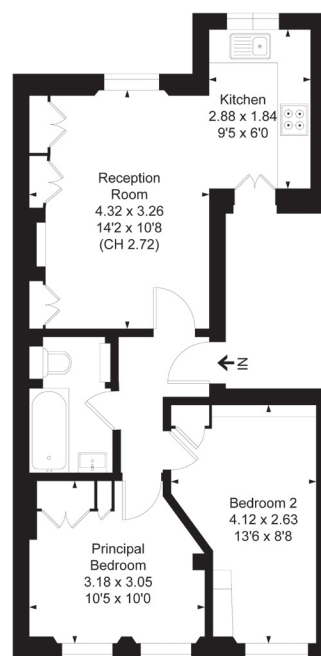
LOWER GROUND FLOOR



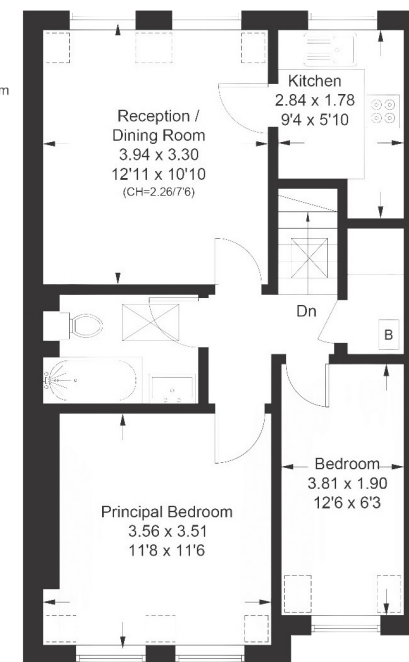
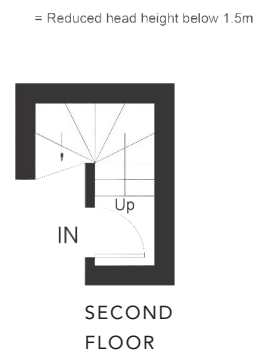
RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

APPROXIMATE FLOOR AREA

Third Floor 53.2 sq m / 573 sq ft including limited use area (2.1 sq m / 23 sq ft)

Second Floor 45.97 sq m / 495 sq ft

First Floor 45.25 sq m / 487 sq ft

Ground Floor 44.92 sq m / 484 sq ft

Basement 58.59 sq m / 631 sq ft

Total approximate area excluding communal areas 247.93 sq m / 2,670 sq ft



ASKING PRICE

£3,500,000

FREEHOLD

LOCAL AUTHORITY

Westminster

VIEWINGS

Strictly by appointment with Maskells

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