



## Estella House, London, W11

£725,000 *Leasehold*



A beautifully renovated and exceptionally well-presented four bedroom apartment, offering generous and versatile accommodation in a fantastic Notting Hill location.

Finished to an excellent standard throughout, the property boasts a wonderfully spacious reception room with attractive wooden flooring, a feature fireplace and direct access onto a private balcony. The separate contemporary kitchen is smartly designed

### KEY FEATURES

- Beautifully renovated four double bedroom apartment
- Finished to an excellent standard throughout
- Generous and bright reception room with feature fireplace
- Private balcony accessed from the reception room
- Contemporary separate kitchen with excellent storage
- Attractive wooden flooring and stylish décor throughout
- Moments from Portobello Road, Golborne Road, Westfield and White City House



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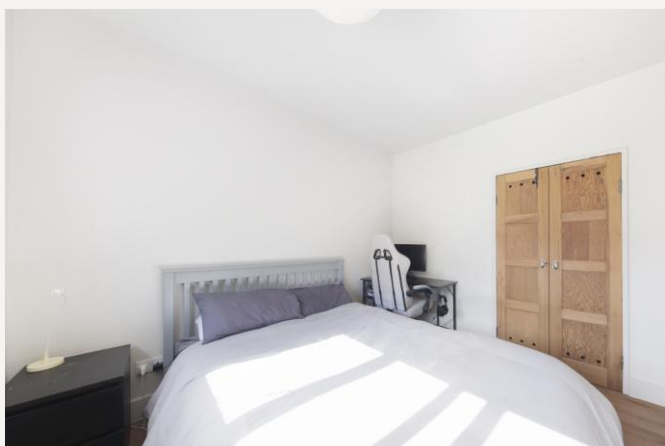
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and well equipped, providing plenty of storage and workspace.

The accommodation is particularly generous, comprising four excellent double bedrooms, making the property ideal for families or those looking for additional guest or home-working space. Wooden flooring runs throughout much of the property, complemented by stylish décor and a bright, modern finish.

Henry Dickens Court is superbly positioned between Ladbrooke Grove and Holland Park, placing some of West London's most popular destinations within easy reach. The boutiques, cafés, restaurants and famous market of Portobello Road are close by, together with the increasingly vibrant Golborne Road and the extensive shopping, dining and entertainment facilities of Westfield and White City House.



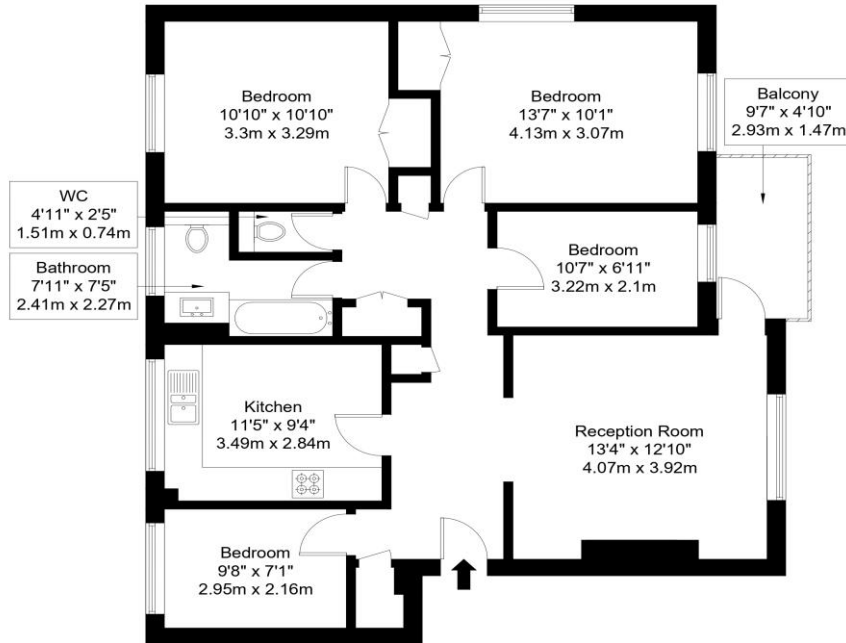


## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 86 year and 10 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 10 Annually  
**Council Tax Band:** RBKC Band C  
**EPC rating:** C

# Estella House, W11 4DE

Approx Gross Internal Area = 89.6 sq m / 965 sq ft  
 Balcony = 4.3 sq m / 46 sq ft  
 Total = 93.9 sq m / 1011 sq ft



First Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 80 C    | 82 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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