



Mary Place, W11

£475,000 *Leasehold*

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Tucked away in a quiet pocket of Notting Hill, this beautifully presented one-bedroom apartment offers the perfect blend of peace and convenience. Ideal for a first-time buyer, rental investor or anyone looking for a secure London pied-à-terre, this charming home is ready to move straight into.

KEY FEATURES

- Quiet Notting Hill location
- First floor apartment
- Bright reception room
- Separate fitted kitchen
- Spacious double bedroom
- Excellent transport links
- Ideal first home or investment



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Situated on the first floor of a well-maintained purpose-built building, the property features a bright and spacious reception room with large windows that fill the space with natural light, creating a warm and inviting atmosphere. A separate, well-proportioned kitchen offers excellent storage, while the generous double bedroom and contemporary bathroom complete the accommodation.

Mary Place is superbly located just moments from the amenities of Notting Hill, Holland Park and Shepherd's Bush. Westfield London is within easy reach, alongside a fantastic selection of cafés, restaurants and independent shops. Excellent transport links are provided by Latimer Road, Holland Park and Shepherd's Bush stations, while nearby Avondale Park offers beautiful green space and recently refurbished tennis courts.



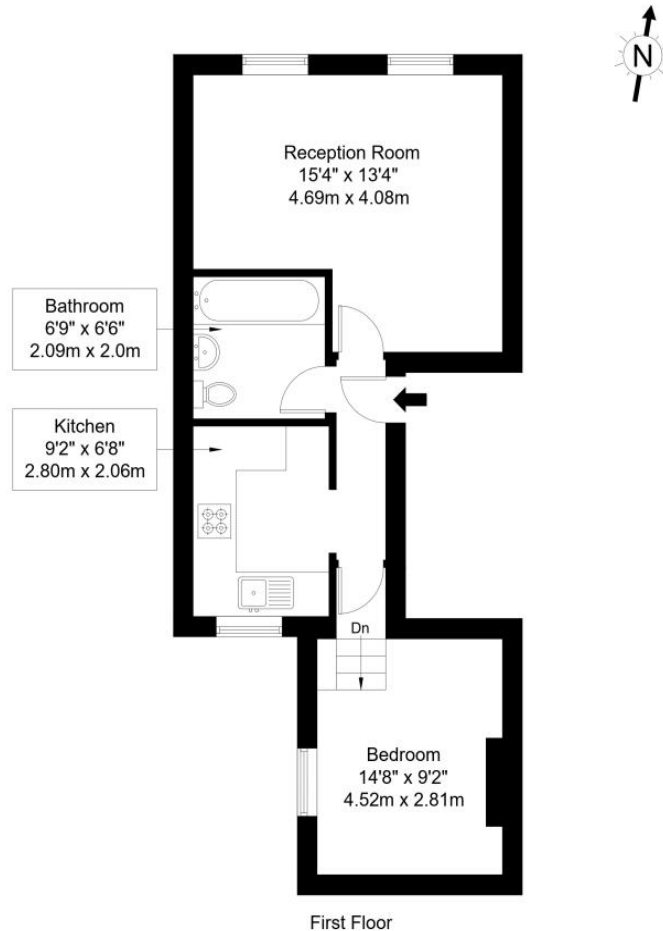


MATERIAL INFO

Tenure: Leasehold
Term: 112 years and 5 Months
Service Charge: £534 per annum
Ground Rent: Peppercorn
Council Tax Band: RBKC Band C
EPC rating: D

Mary Place, W11 4PL

Approx Gross Internal Area = 40.59 sq m / 437 sq ft



Ref :

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PLAN**

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		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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