



COLVILLE TERRACE, W11
£1,050,000 SHARE OF FREEHOLD

**AN OUTSTANDING, TOTALLY REFURBISHED ONE
BEDROOM APARTMENT WITH A SOUTH FACING
BALCONY.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This luxurious apartment comes to the market in immaculate condition having been totally renovated in recent years. Occupying the second floor of a most impressive period conversion, the accommodation extends to 601sq.ft. The accommodation comprises; an entrance hall, large open-plan kitchen and reception room, shower room and bedroom to the rear, steps lead to spacious south facing terrace with far reaching viewings across Notting Hill. Presented in excellent condition the apartment has wonderful features such as, a large bay window, parquet wood flooring, integrated appliances and built in wardrobes.

LOCATION:

Colville Terrace is a popular residential street running from Portobello Road to Ledbury Road, and the property is ideally located just to the east of Portobello Road, a moment's walk from its many boutiques, bars and restaurants. It is within easy walking distance of Westbourne Grove with all its high-end amenities and to Notting Hill Gate with its many transport connections.

ADDITIONAL INFORMATION:

The property is in a conservation area.

Utilities:

Electricity – Mains

Water – Mains

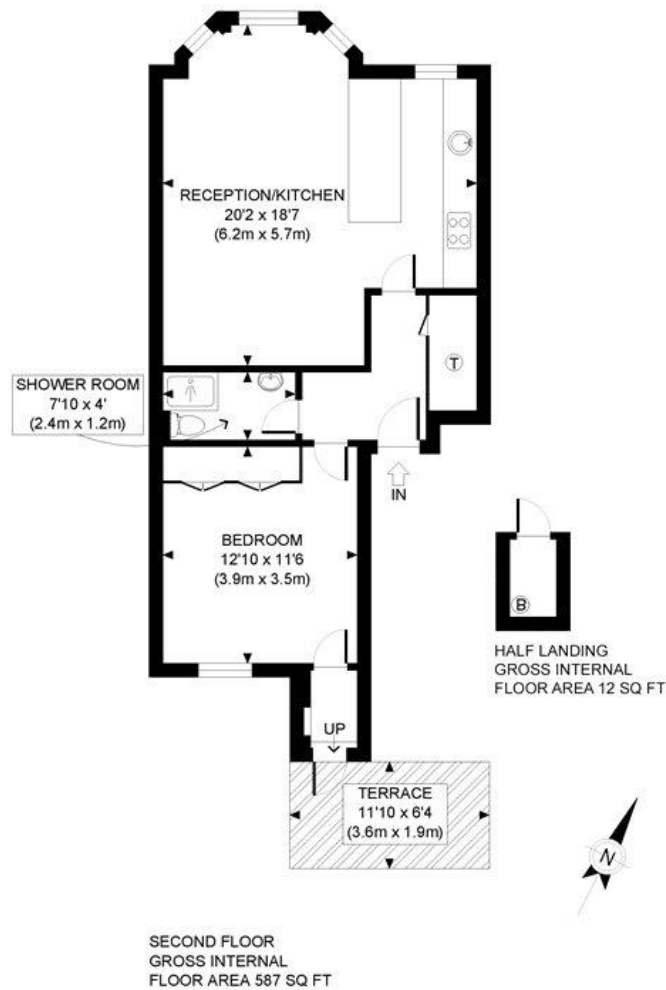
Sewerage – Mains

Heating – GFCH

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>





APPROX. GROSS INTERNAL FLOOR AREA: 599 SQ FT/ 56 SQM

Winkworth

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
REAL ESTATE PHOTOGRAPHY & DESIGN

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 80 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £3,500 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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.

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.