



ST. LUKES ROAD, LONDON, W11
£575,000 SHARE OF FREEHOLD

**AN UN-MODERNISED, RAISED GROUND FLOOR, ONE
BEDROOM APARTMENT IN A PERIOD BUILDING LOCATED
ON A PRETTY TREE LINED NOTTING HILL STREET.**

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

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DESCRIPTION:

Situated on the raised ground floor of this charming period building, this spacious one bedroom flat offers the perfect blank canvas. Extending to 582 sq.ft the accommodation comprises; entrance hall, bedroom to the front, bathroom, reception room, kitchen/dining room to the rear. The flat includes many period features, including wide sash windows, working shutters and ceiling cornices.

LOCATION:

St Lukes Road is a peaceful, tree lined street running north from Westbourne Park Road, a short walk from the many shops and restaurants of Ledbury Road and Westbourne Grove and a very short walk from Westbourne Park underground station.

ADDITIONAL INFORMATION:

Electricity – Mains

Water – Mains

Sewerage – Mains

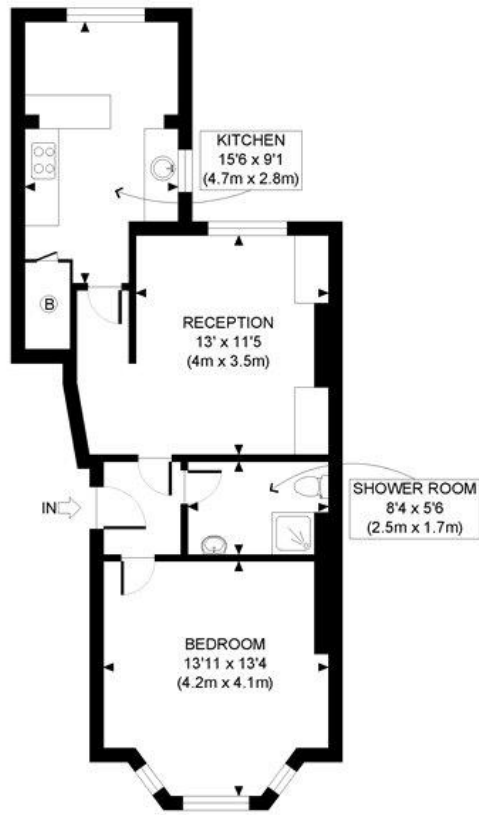
Heating – Gas

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

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

The Property is located in a conservation area.





RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 582 SQ FT

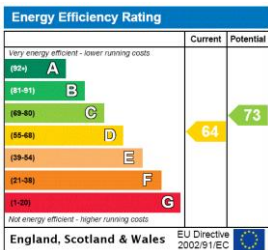
APPROX. GROSS INTERNAL FLOOR AREA: 582 SQ FT/ 54 SQM

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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.

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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.



Tenure: Share of Freehold

Term: 973 years remaining.

Service Charge: Approx £1,300 per annum

Council Tax Band: RBKC -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.

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