



LANCASTER ROAD, W11  
£1,750,000 LEASEHOLD

## A STUNNING DUPLEX GARDEN FLAT WITH PRIVATE GARDEN IN THE HEART OF NOTTING HILL

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## DESCRIPTION:

A fantastic garden flat, occupying the ground and first floors of this beautiful terraced house close to Ladbroke Grove and Portobello Market. This well-proportioned, wonderfully bright and inviting home is located in this quintessential Victorian house. The ground floor offers a stunning eat-in kitchen with direct access to the large private garden, separate reception room with large sash windows, WC and study/dining room. Up the stairs there are three bright bedrooms, family bathroom with the master having access to a private roof terrace and an ensuite shower room.

Situated within close proximity of the excellent shopping and transport facilities of Westbourne Grove, Portobello Road/Market and Kensington Park Road, the flat is also a short walk from the transport facilities of Ladbroke Grove, Holland Park and Notting Hill Gate underground stations.

## AT A GLANCE

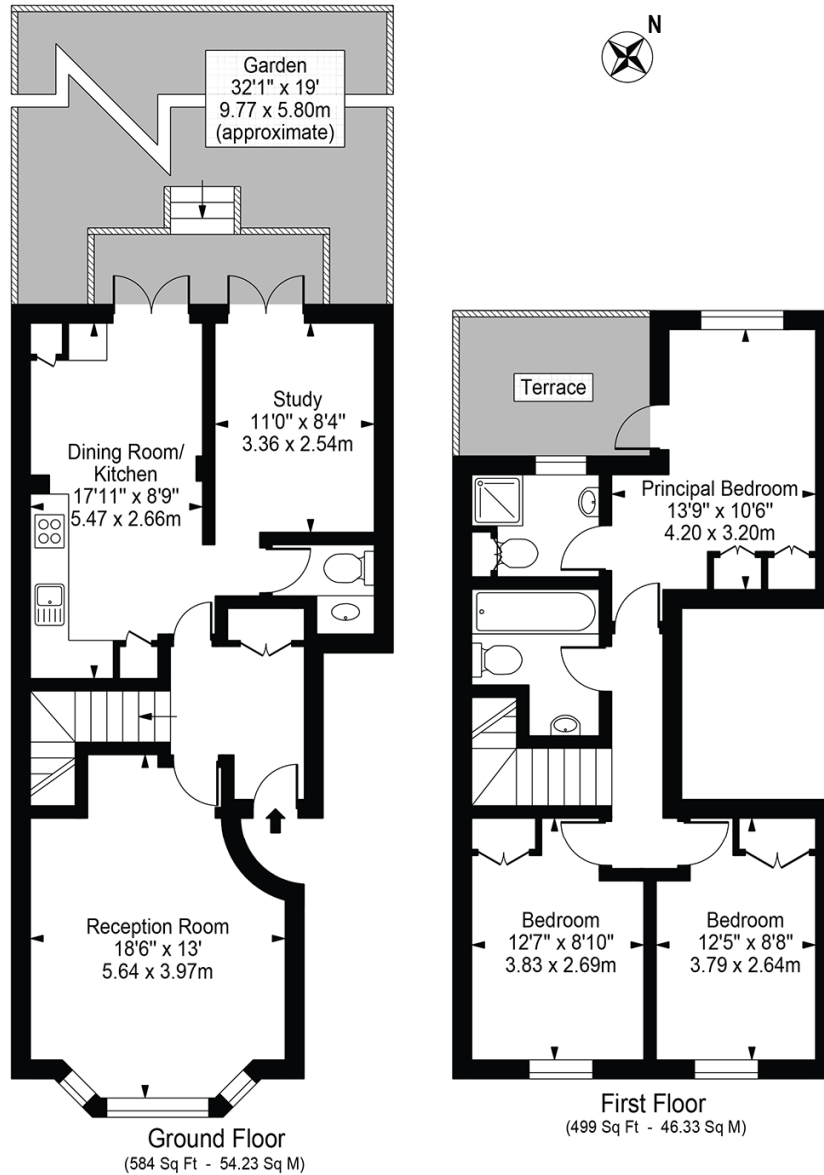
- Stunning Duplex Flat
- Three Double Bedrooms
- Two Bathrooms and One WC
- Separate Dining Room/Study
- Private Garden
- Private Roof Terrace
- Fantastic Location
- EPC Rating D





# Lancaster Road

Approx. Gross Internal Area 1083 Sq Ft - 100.61 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 125 year and 0 months

**Service Charge:** TBC

**Ground Rent:** Peppercorn

**Council Tax Band:** RBKC Band G

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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