



FLAT A, LONSDALE ROAD, LONDON, W11
£1,750,000 SHARE OF FREEHOLD

A RARE OPPORTUNITY TO ACQUIRE A UNIQUE, OWN FRONT DOOR, PRIVATE, 2 BEDROOM FLAT WITH PRIVATE OFF-STREET PARKING AND GARDEN PATIO.

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

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DESCRIPTION:

This modern spacious and bright flat extends to approximately 1,100 sq.ft. Entered by a private and discreet entrance, the open plan kitchen and dining room located at the front of the property with a study area and doors opening on to a secluded patio garden. This well thought out flat also has a separate sitting/snug room. The spacious main bedroom is located at the back of the property and benefits from a walk-in wardrobe and a luxurious en suite shower room. There is a further second double bedroom with ample storage and a fully equipped family bathroom across the hallway. An excellent specification and extremely high standard throughout, the flat is a hidden gem of Notting Hill, with the exceptional benefit of off-street parking.



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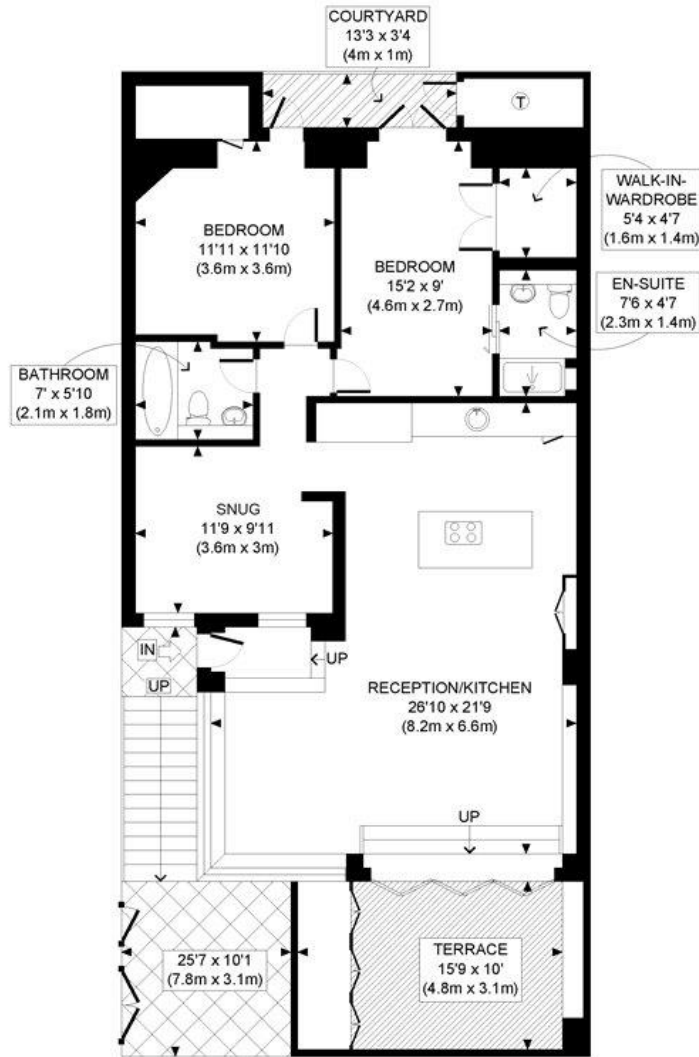


LOCATION: Lonsdale Road is an attractive street of colourful houses, ideally located running parallel to and just behind the most fashionable stretch of Westbourne Grove with its many fashionable boutiques, restaurants, and bars.



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LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1090 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1090 SQ FT/ 101 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.

PROPERTY PHOTO PLANS
REAL ESTATE PHOTOGRAPHY ENGINEERS

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Utilities:
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>

Tenure: Share of Freehold

Term: 0 year and 0 months

Council Tax Band: G (RBKC)

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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