



LANCASTER ROAD, W11
£595,000 LEASEHOLD

A WONDERFUL ONE BEDROOM TOP FLOOR
FLAT IN A BRILLIANT LOCATION CLOSE TO
ALL THE AMENITIES OF NOTTING HILL AND
PORTOBELLO MARKET

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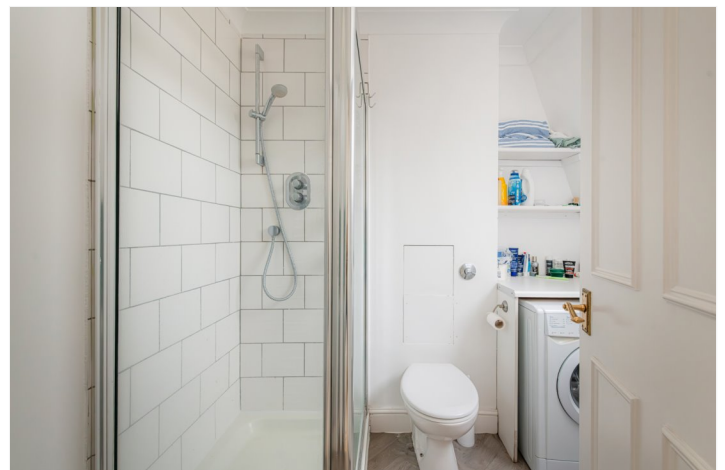
DESCRIPTION:

This fantastic flat is situated on the top floor of this grand Victorian building has natural light flowing in from North and south. The reception room is situated on the front of the building with both windows facing south offering an abundance of natural light. The kitchen is fully fitted with fridge, electric oven, dishwasher, combi boiler and has a gas hob. The large double bedroom has plenty of storage and shower room cleverly houses the washing machine. All in all, a wonderful home.

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

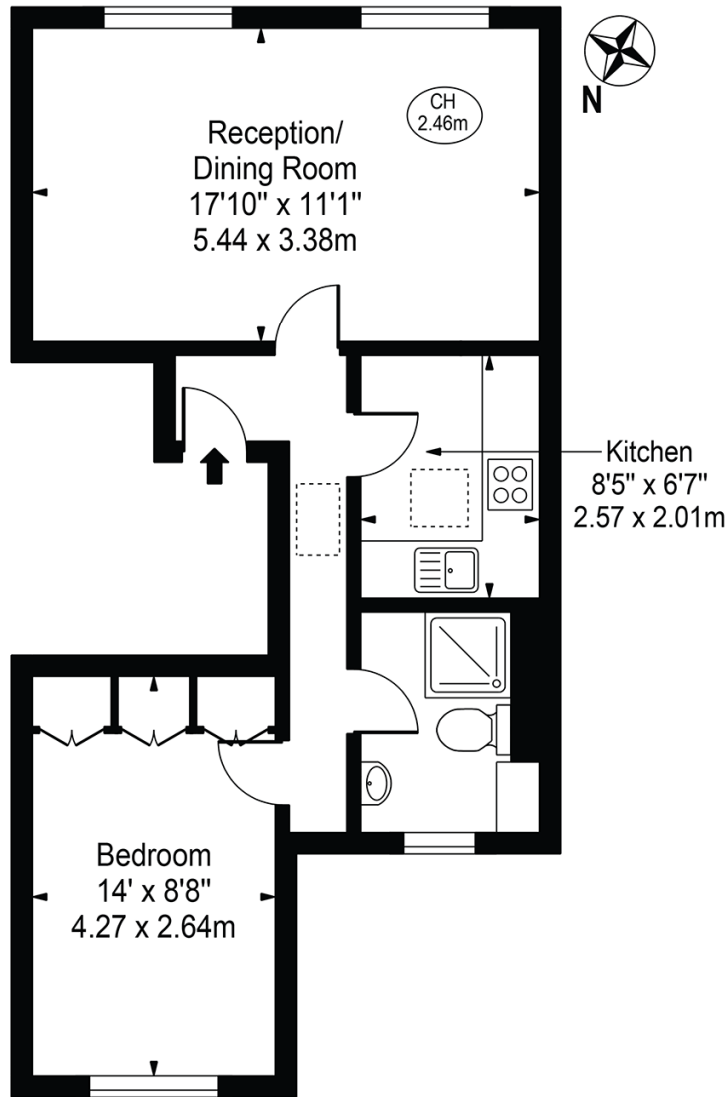
- Top Floor Flat
- One Double Bedroom
- Abundance of Natural Light
- Fantastic Location
- Neutrally Decorated
- All White Goods Included
- Close to Public Transport and Portobello Market
- EPC Rating D





Lancaster Road

Approx. Gross Internal Area 574 Sq Ft - 53.33 Sq M



Third Floor

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.
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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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
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: D

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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