



COLVILLE TERRACE, W11  
**£1,150,000 LEASEHOLD**

**A VERY LARGE TWO BEDROOM GARDEN FLAT, IN THIS MUCH SOUGHT AFTER LOCATION WITH A FANTASTIC SOUTH FACING GARDEN.**

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

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## **DESCRIPTION:**

This wonderful garden flat extends to 1,143 sq.ft and is located on the ever popular and vibrant Colville Terrace. Entered on the lower ground floor the entrance hall, with built in storage, leads to the front bedroom with an impressive bay window flooding the room with natural light. To the rear of the apartment is the reception room with a separate study nook, the dining room with glass vaulted ceiling leading to the kitchen. A staircase leads to the ground floor double bedroom. Accessed via French doors is a most spacious south facing rear garden which has lawn, deck and flower beds, making it the perfect oasis.

## **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 the many transport connections of Notting Hill Gate.

This property is located in a conservation area.

## **Additional Information:**

Electricity – Mains

Water – Mains

Sewerage – Mains

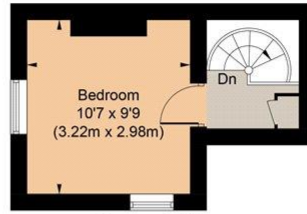
Heating – Gas

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

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







Ground Floor



Lower Ground Floor

### Colville Terrace

Approximate Gross Internal Area = 1143 sq ft / 106.2 sq m  
(Including Vault)

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.

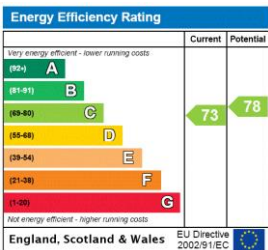
**Tenure:** Leasehold

**Term:** 69 year and 8 months

**Service Charge:** £2000 per annum

**Council Tax Band:** F (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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