



HENRY DICKENS COURT, LONDON, W11  
**£425,000 LEASEHOLD**

## A GREAT THREE BEDROOM GROUND FLOOR FLAT CLOSE TO THE BEAUTIFUL AVONDALE PARK

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

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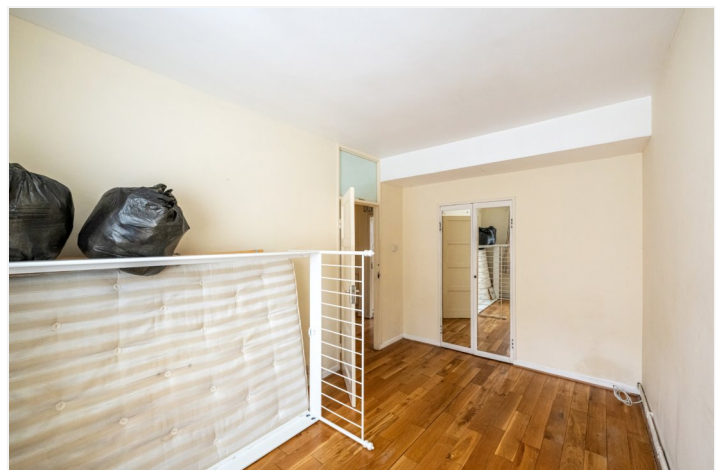
## DESCRIPTION:

This ground floor flat comprises of two double bedrooms, a single bedroom, a separate kitchen, a light reception room and a sizable bathroom. The property benefits from the opportunity to get both an on-road residents parking permit and the ability to apply for an off-road parking space.

Agnes House is located off a vibrant street in the heart of Notting Hill and is within easy reach of Portobello, Golborne Road and Westfield Shopping centre including White City House whilst being a short stroll away from the open spaces of Holland Park. Holland Park and Latimer Road underground stations are close by. The A40 is also easily accessed for routes in and out of London.

## AT A GLANCE

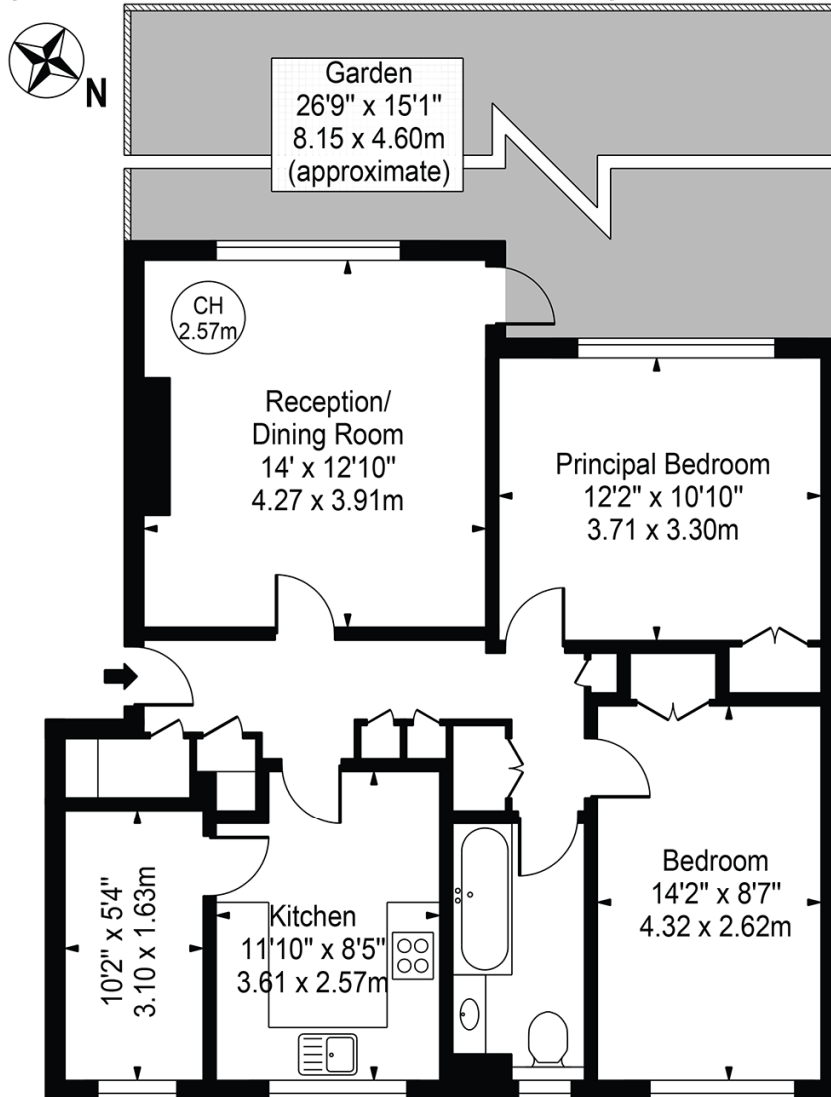
- Ground Floor Flat
- Three Bedrooms
- Large Living Room
- Private Sizable Garden
- Large Separate Kitchen
- Communal Gardens
- Brilliant Location
- EPC Rating D





# Agnes House

Approx. Gross Internal Area 796 Sq Ft - 73.95 Sq M

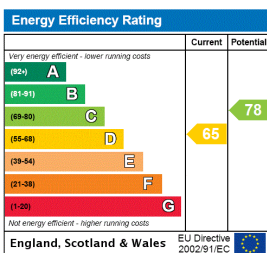


## Ground Floor

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.



**Tenure:** Leasehold

**Term:** 89 year and 9 months

**Service Charge:** £3650 per annum

**Ground Rent:** £ 10 Annually

**Council Tax Band:** RBKC Band C

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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