



LANCASTER ROAD, W11
£865,000 SHARE OF FREEHOLD

A WONDERFUL AND THOUGHTFULLY DESIGNED 2-BEDROOM APARTMENT IN THIS VERY SOUGHT-AFTER NOTTING HILL LOCATION.

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk 178
Westbourne Grove, London, W11 2RH

Winkworth

for every step...

winkworth.co.uk



SUMMARY:

This wonderful apartment is a joy to view, thoughtfully designed, the layout provides the perfect versatility of space, with every available square foot used. Entered on the lower ground floor, via a private entrance (with a storage cupboard) the accommodation extends to 684 sq.ft. To the front is a bay windowed open-plan reception room and kitchen. The kitchen has a range of wall and floor units with a quartz worktop and splashback. A pocket door opens up to providing a second access to the second bedroom. A hallway with built in wardrobes covered in vibrant fabrics leads to the two large bedrooms, both with access to an internal courtyard and the principal bedroom has an impressive vaulted ceilings with skylights. The bathroom is situated at the end of the hall with a bath and overhead shower. Particular features of the apartment include; a brand new Vaillant Boiler, Underfloor heating, wide plank Havwoods flooring which is cradle to cradle certified, pure wool carpets and Bert & May Upcycled floor tiles in the bathroom.

The property is located in a conservation area.

ADDITIONAL INFORMATION

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

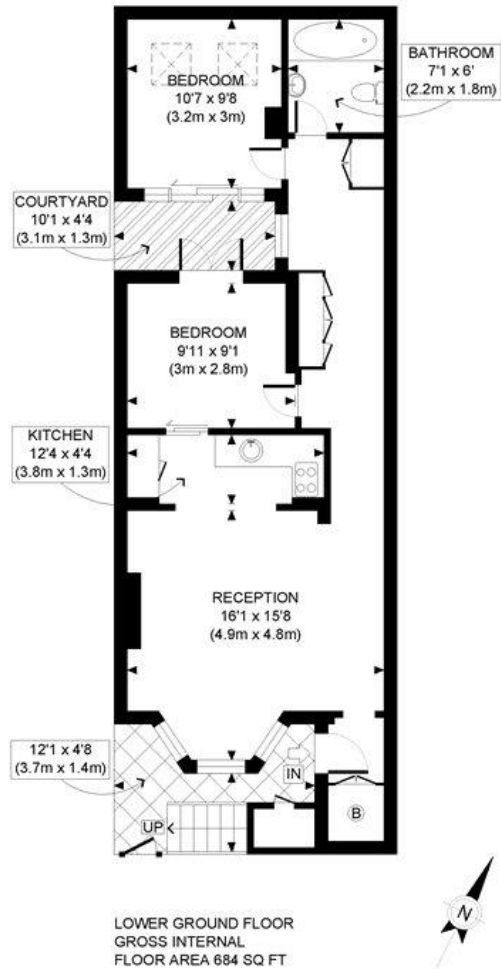
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

LOCATION:

Lancaster Road crosses Ladbroke Grove, just moments to the south of Ladbroke Grove underground station and the property is located on the terraced western side, a short walk indeed from the many shops, bars and restaurants of Portobello Road.





APPROX. GROSS INTERNAL FLOOR AREA: 684 SQ FT/ 64 SQM



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

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Service Charge: £685 per annum

Council Tax Band: 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.

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk
178 Westbourne Grove, London, W11 2RH



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.