



ALL SAINTS ROAD, W11  
**£925,000** LEASEHOLD

**A WONDERFULLY BRIGHT FIRST FLOOR APARTMENT  
SITUATED ON THE INCREDIBLY VIBRANT AND POPULAR  
ALL SAINTS ROAD, NOTTING HILL.**

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

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## **SUMMARY:**

This fantastic stylish apartment occupies the first floor of corner building where All Saints Road meets Lancaster Road. The accommodation extends to 676 sq.ft and comprises; entrance hall, kitchen, bathroom, reception/dining room and two bedrooms, one with a walk-in-wardrobes. Being a corner apartment, the apartment is flooded in natural light with large windows on three sides. The ceiling heights are a magnificent 3.2 meters in height and there are wide plank wooden floors throughout the main rooms.

## **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>

The property is located in a conservation area.

## **LOCATION:**

All Saints Road is a vibrant and highly popular street with a wide range of local bars and restaurants, including the famous Pelican Pub. Portobello Road and Westbourne Grove are also nearby with its vast array of shops restaurants and pubs. The closest tube stations are located at Westbourne Park and Ladbrooke Grove (Hammersmith and City, and Circle lines) Paddington Station with rail services, the Elizabeth Line and Heathrow express is two tube stops away from Westbourne Park.







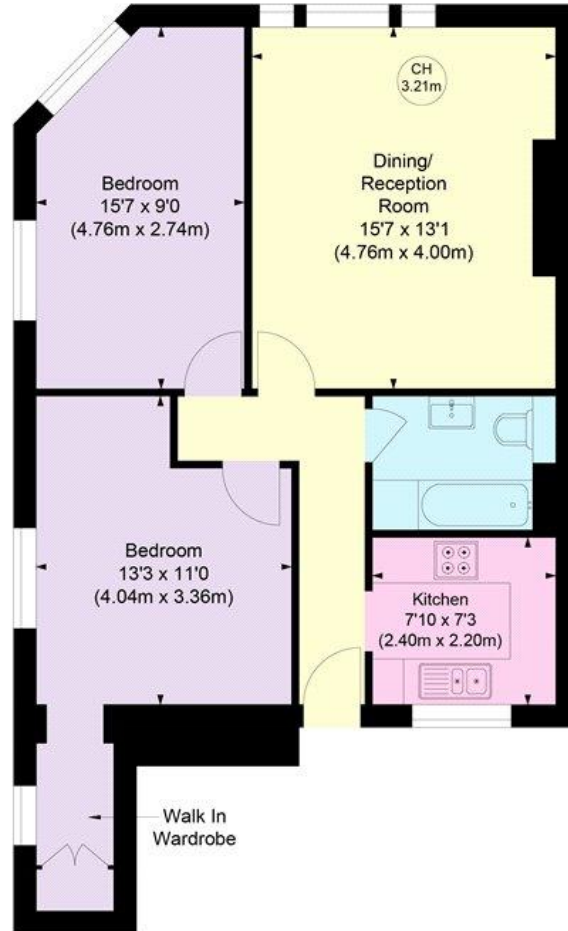
# All Saints Road, W11

APPROXIMATE GROSS INTERNAL AREA

676 Ft<sup>2</sup> - 62.82 M<sup>2</sup>

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :  
CH - Ceiling Height



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FIRST FLOOR

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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 155 year and 3 months

**Service Charge:** £917 per annum

**Ground Rent:** £100 Annually (subject to increase)

**Council Tax Band:** D (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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