



ALL SAINTS ROAD, W11

£1,550,000 SHARE OF FREEHOLD

AN INCREDIBLE AND VERY RARE, FIRST FLOOR LATERAL APARTMENT LOCATED IN THE MOST POPULAR AND VIBRANT NOTTING HILL LOCATION.

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

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DESCRIPTION:

This stunning property is a very rare find, a wide lateral first floor apartment with two west facing balconies. Internally the apartment comprises of an entrance hall, impressive reception room with solid parquet floor, high ceiling and French doors onto a balcony, kitchen off the reception room with contemporary units and a Carrera marble worktop, master bedroom with parquet floor, French doors onto a balcony, walk-in wardrobe and a beautiful mosaic tiled en-suite bathroom, guest double bedroom, guest bathroom.

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.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1058 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1058 SQ FT/ 98 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
BEFORE YOU BUY OR RENT

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	80	80
(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

Term: 979 year

Service Charge: Adhoc

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

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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