



**COLVILLE GARDENS, W11**  
**£1,295,000 SHARE OF FREEHOLD**

**AN EXQUISITELY PRESENTED TWO BEDROOM, TWO BATHROOM  
SECOND FLOOR FLAT WITH A CHARMING GREEN OUTLOOK ON THIS  
QUIET CUL-DE-SAC IN THE HEART OF NOTTING HILL.**

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

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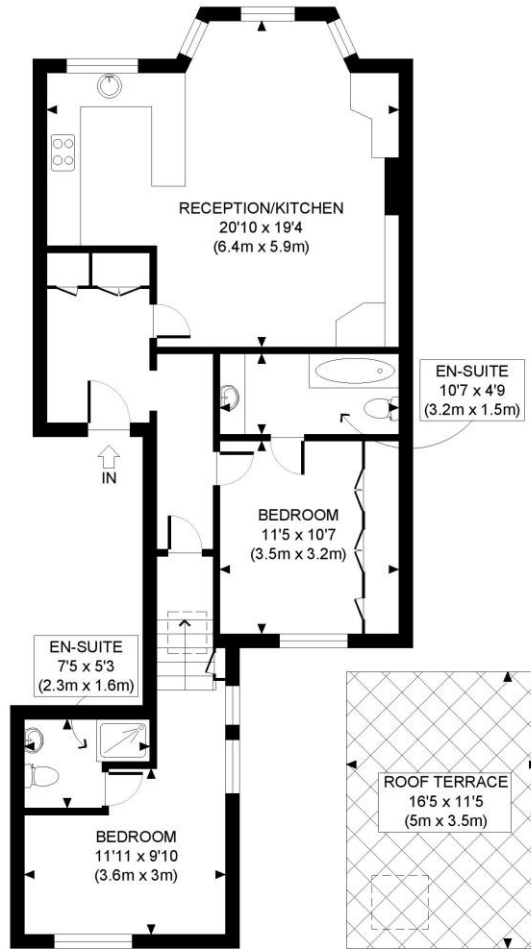
## DESCRIPTION:

This spacious flat extends to 810 sq. ft has been sympathetically and tastefully restored by the current owners in recent years and is presented in excellent condition. To the front is a large open plan reception room and kitchen with a wonderful bay window overlooking Colville Gardens. The kitchen, also overlooking Colville Gardens, has a range of integrated appliances, plenty of units and an exposed brick loft style wall. To the rear are two very large double bedrooms, one with extensive built in wardrobes and an ensuite bathroom and the other with an ensuite shower room. An extendable ladder leads to a demised roof terrace which has been decked and enclosed for safe access.

## LOCATION:

Colville Gardens is a quiet street, well located just to the north of the most fashionable stretch of Westbourne Grove with some of Notting Hill's most popular boutiques and restaurants just moments away.





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 810 SQ FT

THIRD FLOOR



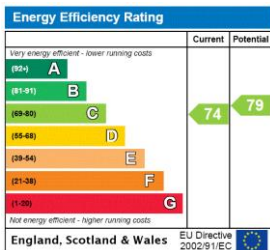
APPROX. GROSS INTERNAL FLOOR AREA: 810 SQ FT/ 75 SQM

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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.

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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.



**Utilities:**

- Gas – Mains
- Electricity – Mains
- Waste – Mains Sewerage
- Water – Mains
- Broadband

**Tenure:** Share of Freehold

**Term:** 983 year and 3 months

**Service Charge:** £2,434 per annum

**Ground Rent:** Nil

**Council Tax Band:** E

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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