



PORTLAND ROAD, W11  
**£575,000 SHARE OF FREEHOLD**

**A CHARMING RAISED GROUND FLOOR ONE BEDROOM APARTMENT, IN THIS CONVENIENT LOCATION JUST OFF HOLLAND PARK AVENUE.**

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

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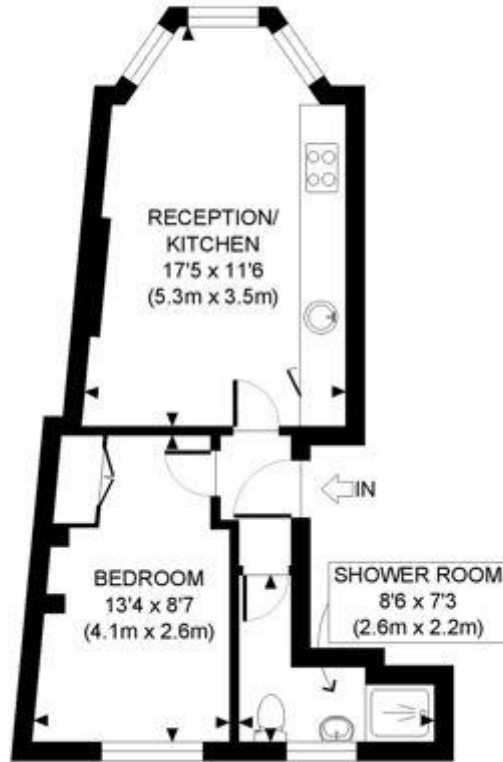
### **DESCRIPTION:**

Situated in this most enviable location in the heart of Holland Park, this lovely and bright flat occupies the raised ground floor of this impressive bay windowed period conversion. The accommodation comprises; open plan reception kitchen and dining room to the front, and a bedroom and shower room to the rear. The flat is presented in excellent condition with period features and wooden floors throughout.

### **LOCATION:**

Portland Road is situated moments from the shops, bars and restaurants of Holland Park Avenue while also within an easy walk to Westbourne Grove and Portobello Road. Holland Park underground station is within easy walking distance as is the fabulous shopping at Westfield White City. For driving routes out of London, the A4 and A40 are both easily reached.





RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 336 SQ FT



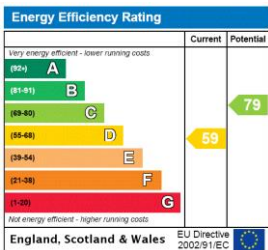
APPROX. GROSS INTERNAL FLOOR AREA: 336 SQ FT/ 31 SQM

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**PROPERTY PHOTO PLANS**  
THE WAY TO GET THE PROPERTY BUILT

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 – Fiber

**Tenure:**

Share of Freehold

**Term:**

980 years remaining

**Service Charge:**

£1,000 per annum

**Ground Rent:**

N/A

**Council Tax Band:**

Band D (Royal Borough of Kensington & Chelsea)

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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