



## Colville Terrace, W11

£1,150,000 *Share of Freehold*



Charming two-bedroom garden flat with a private entrance and a sunny south-facing garden in the heart of Notting Hill.

### KEY FEATURES

- Two-bedroom Garden flat
- Private Entrance
- South-facing Garden
- Spacious open-plan kitchen
- Private patio



Notting Hill Sales

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Set on the lower ground floor of an attractive period building on sought-after Colville Terrace, this beautifully arranged two-bedroom apartment offers bright, well-balanced living space with the rare benefit of its own private entrance. The spacious open-plan kitchen, dining and reception room creates a welcoming central hub. A corridor with ample built in storage leads to both well-proportioned bedrooms and the bathroom. The principal bedroom positioned quietly to the rear overlooking the garden, while both bedrooms open directly onto a private patio and a generous south-facing garden - ideal for entertaining, outdoor dining, or simply enjoying the sun throughout the day. The property also benefits from excellent storage, utility room, and two useful vaults.

Colville Terrace is a quiet, tree-lined residential street moments from the boutiques, cafés, and restaurants of Westbourne Grove and Portobello Road. The green open spaces of Kensington Gardens and Holland Park are also within easy reach, while excellent transport links are available from Notting Hill Gate and Ladbroke Grove stations. This prime W11 address perfectly combines neighbourhood charm with the convenience and energy of central Notting Hill.



MATERIAL INFORMATION

**Tenure:** Share of Freehold  
**Term:** 100 year and 2 months  
**Service Charge:** £3000 per annum  
**Council Tax Band:** E (RBKC)  
**EPC rating:** D  
**Is the property listed:** Property is not listed

Utilities:

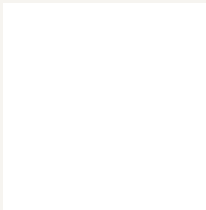
**Electricity supply:** Mains Supply  
**Sewerage supply:** Mains Supply  
**Water supply:** Mains Supply  
**Broadband** <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
**Mobile Coverage** <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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<https://www.winkworth.co.uk/sale/property/NHS250272>

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.



# COLVILLE TERRACE, W11

APPROXIMATE GROSS INTERNAL AREA

860 Ft<sup>2</sup> - 79.9 M<sup>2</sup>

(Excluding Vaults)

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



LOWER GROUND FLOOR

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