

Lancaster Road, W11

2 1 1

£950,000 *Share of Freehold*

A newly refurbished, light-filled two-bedroom Notting Hill apartment with a sunroom, roof deck, and far-reaching views on the iconic Lancaster Road.

KEY FEATURES

- Newly refurbished two-bedroom apartment
- Iconic coloured houses of Lancaster Road
- Triple-aspect natural light
- Separate sunroom / home office
- Roof deck with stunning views
- Access to expansive loft storage space





Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...



Set on the second floor of an attractive period building on Lancaster Road, this newly refurbished apartment combines classic Notting Hill character with bright living spaces across approximately 1,260 sq ft including the loft and sunroom. Benefiting from a triple aspect drawing natural light from three sides, including south and west - the apartment feels open, airy, and elevated throughout. The main second-floor accommodation centres around a well-proportioned reception room with period fireplace detail and generous proportions, alongside a newly fitted kitchen/dining room featuring smart sage-green cabinetry, integrated appliances, and ample space for everyday dining and entertaining. There are two bedrooms and a contemporary bathroom. Ascending to the upper level unlocks further versatile space: a glazed sunroom that works well as a sunlit home office or quiet retreat, leading out to a roof deck with stunning, far-reaching views over the surrounding rooftops. The property also benefits from access to an extensive loft area offering substantial storage potential.



Positioned in the heart of Notting Hill along Lancaster Road (W11), the apartment sits among the street's celebrated pastel and coloured terrace houses, moments from the vibrancy of Portobello Road and Golborne Road. Residents enjoy immediate access to an eclectic mix of independent cafés, restaurants, boutiques, and weekly markets, as well as the green open spaces of Holland Park. Ladbroke Grove and Latimer Road Underground stations (Circle, Hammersmith & City, and Elizabeth line connections) are within easy walking distance, providing swift links into the West End, the City, and across London.



MATERIAL INFORMATION

Tenure: Share of Freehold

Service Charge: £1,100 per annum

Council Tax Band: E (RBKC)

EPC rating: D

Is the property listed: Property is not listed

UTILITIES

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband https://checker.ofcom.org.uk/en-gb/broadband-coverage

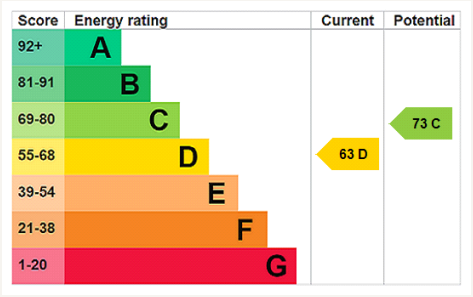
Mobile Coverage https://checker.ofcom.org.uk/en-gb/mobile-coverage











For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/NHS260316



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.

LANCASTER ROAD, W11

APPROXIMATE GROSS INTERNAL AREA
868 Ft ² - 80.60 M ²
(INCLUDING SUNROOM)
LOFT ACCESS : 393 Ft ² - 36.49 M ²

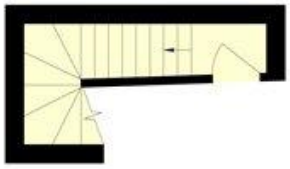
COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes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

Key :
CH - Ceiling Height



SECOND FLOOR

THIRD FLOOR



FIRST FLOOR

Winkworth

Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.