



Colville Terrace, W11

£2,500,000 *Leasehold*

3  2  2 

Arranged over the ground and garden levels of an attractive period conversion, this impressive garden maisonette extends to approximately 1,656 sq ft.

KEY FEATURES

- Three Bedroom Maisonette
- Own Front Door
- Generous Living Space
- South Facing Garden
- Recently Refurbished
- 1,656 Sq.Ft



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...



Entered at garden level, the accommodation comprises an entrance hall with guest WC and cloak storage, a spacious double bedroom with a large bay window overlooking the front of the property, and an exceptional open-plan kitchen, dining and reception room to the rear. This wonderful living space benefits from a conservatory and separate French doors opening directly onto the south-facing garden, creating an ideal setting for both everyday living and entertaining.

An elegant wrought-iron spiral staircase leads to the ground floor, where there are two further generous double bedrooms, one of which benefits from an en-suite shower room. This level also features a well-proportioned family bathroom, a boiler cupboard and a useful mezzanine storage area.

Outside, the private rear garden is fully paved, enjoys a sunny southerly aspect, and is bordered by mature trees and shrubs, providing a peaceful and secluded outdoor space.



Colville Terrace is a picturesque tree-lined street in the heart of Notting Hill, ideally positioned moments from the fashionable boutiques, cafés and restaurants of Westbourne Grove and the renowned Portobello Road Market.

Transport links are superb, with Notting Hill Gate Underground Station (Central, Circle and District lines) within easy walking distance, while Westbourne Park and Ladbroke Grove stations (Circle and Hammersmith & City lines) are also close by, providing convenient access across London. Paddington Station, offering National Rail services, the Elizabeth line and Heathrow Express, is also easily accessible, while the A40 provides a direct route to Heathrow Airport and the wider motorway network.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 973 year and 9 months
Service Charge: TBC
Ground Rent: TBC
Council Tax Band:
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply



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

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



<https://www.winkworth.co.uk/sale/property/NHS090139>

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

1804 Ft² - 167.56 M²

(Including Vault & Storage)

Vault : 117 Ft² - 10.88 M²

Storage : 31 Ft² - 2.89 M²

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



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.