



Highlever Road, W10

£1,200,000 *Share of Freehold*



Set on the ground floor of a handsome period building, this spacious apartment extends to approximately 974 sq ft and combines beautifully proportioned bedrooms with an impressive open-plan living space and a private rear garden. The heart of the home is the expansive kitchen/reception room, stretching over 26 feet and providing ample space for cooking, dining, relaxing and working from home. Wooden flooring, a feature fireplace and generous glazing give the room warmth and character, while overhead glazing brings an abundance of natural light into the

KEY FEATURES

- Two large double bedrooms
- Two bathrooms, including a separate shower room
- Approximately 974 sq ft of internal accommodation
- Expansive open-plan kitchen/reception room with study space
- French doors opening onto a private rear garden
- Period features, high ceilings and plantation shutters
- Fitted bedroom storage and a separate utility room



North Kensington

020 7792 5000 | northkensington@winkworth.co.uk

Winkworth

for every step...



kitchen and study area. French doors open directly onto the garden, creating a lovely connection between the indoor and outdoor spaces. Both bedrooms are generous doubles. The principal bedroom benefits from extensive fitted wardrobes and access to a small courtyard, while the second bedroom, currently used as a gym, features a bay window with plantation shutters, high ceilings and attractive period detailing. A stylish bathroom with a bath beneath overhead glazing is complemented by a separate shower room and a useful utility room. Outside, the paved rear garden offers an inviting setting for entertaining and outdoor dining, with established planting and additional storage.

Highlever Road is an attractive residential address in North Kensington, well placed for the independent shops, cafés and restaurants of St Helen's Gardens, Golborne Road and Portobello Road. The open spaces of Kensington Memorial Park are nearby, with Underground connections at Latimer Road, Ladbroke Grove and White City providing access across London.





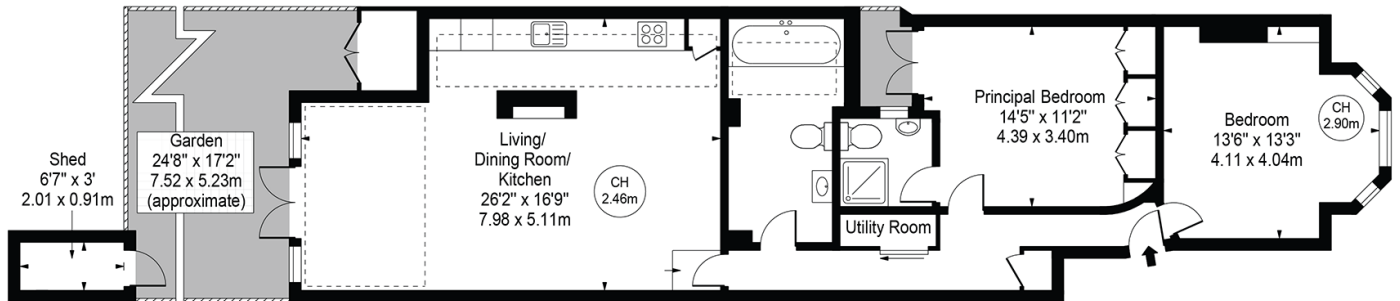
MATERIAL INFO

Tenure: Share of Freehold
Term: 900+ Years
Service Charge: £450 per annum
Ground Rent: Peppercorn
Council Tax Band: RBKC Band E
EPC rating: C

High Lever Road

Approx. Gross Internal Area 974 Sq Ft - 90.49 Sq M
(Excluding Shed)

Approx. Gross Internal Area Of Shed 20 Sq Ft - 1.83 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Copyright Morriarti Photography & Design LTD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 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/LAD260176>

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.

North Kensington

020 7792 5000 | northkensington@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.