



Blenheim Crescent, W11

OFFERS OVER £475,000 *Leasehold*



A well-proportioned two-bedroom apartment situated on the ever-popular Blenheim Crescent, ideally positioned in the heart of vibrant Notting Hill. The property offers comfortable and practical living space, perfectly suited for both owner-occupiers and investors alike.

KEY FEATURES

- Prime Blenheim Crescent address
- Heart of Notting Hill
- Moments from Portobello Road
- Elegant period conversion
- Two generous double bedrooms
- Bright well-balanced accommodation
- Excellent transport connections nearby



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The apartment comprises two bedrooms, a bathroom, and well-balanced living accommodation, offering flexibility in layout and furnishing. The property provides excellent natural light and a sensible use of space throughout, creating a comfortable and functional home.

Blenheim Crescent is superbly located just moments from the world-famous Portobello Road, with its array of boutiques, cafés, restaurants and the renowned market. The area enjoys a wonderful sense of community and offers a rich cultural atmosphere alongside excellent local amenities. Transport links are excellent with nearby Underground stations including Ladbroke Grove and Notting Hill Gate, providing access to the Circle, District, Central, Hammersmith & City lines.



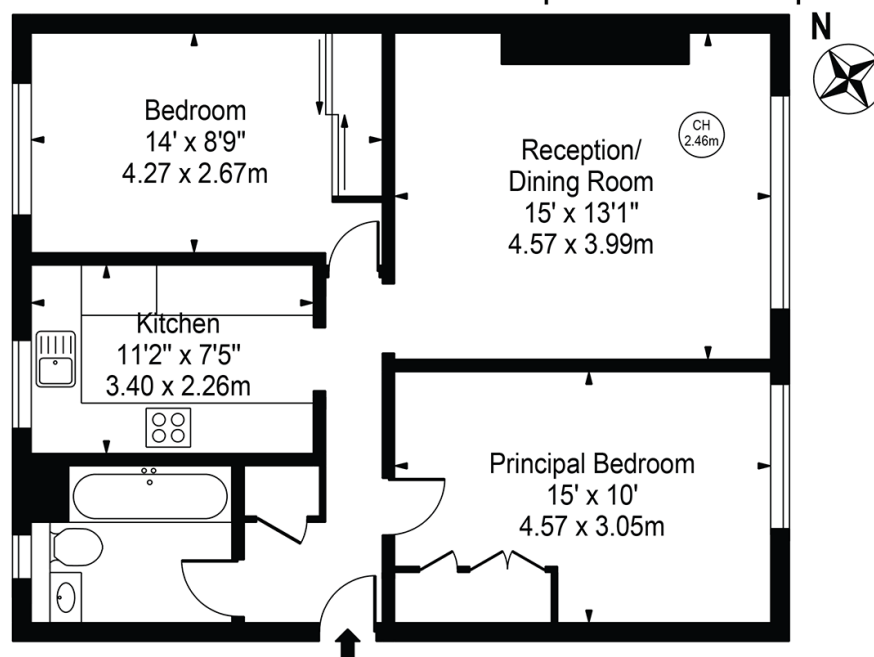


MATERIAL INFO

Tenure: Leasehold
Term: 90 year and 6 months
Service Charge: £2578.8 per annum
Ground Rent: £ 10 Annually
Council Tax Band: RBKC Band C
EPC rating: C

Blenheim Crescent

Approx. Gross Internal Area 693 Sq Ft - 64.38 Sq M



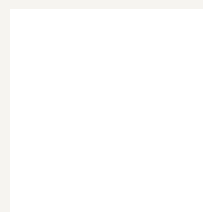
Ground Floor

For Illustration Purposes Only - Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	78 C
39-54	E		
21-38	F		
1-20	G		

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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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