



St. Lukes Road, W11

£825,000 *Share of Freehold*



A bright and beautifully finished two-bedroom apartment on a leafy Notting Hill street.

KEY FEATURES

- Wonderfully Refurbished
- 2 Bedrooms
- Bespoke Fitted Kitchen
- Wooden Floors Throughout
- Built in Storage
- Double Glazed Windows



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

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Positioned on the second floor of a handsome Period conversion, this exceptional two-bedroom flat combines stylish contemporary interiors with an abundance of natural light. The heart of the home is an impressive open-plan reception room and kitchen, featuring 3 large sash windows, wood flooring, and a sleek modern kitchen with integrated appliances and subway style tiling. Both bedrooms are thoughtfully proportioned, complemented by a pristine family bathroom with modern fittings. Crisp neutral tones and generous layout proportions throughout make this an inviting, turn-key residence. The current owners have made excellent additions to the home, including brand new hardwood sash windows, a brand-new integrated kitchen, a new gas combi-boiler and fitted cupboards. The roof of the building has recently been renovated and is under guarantee.



Situated on St. Lukes Road, the property enjoys a prime location in the heart of Notting Hill. Just moments away are the vibrant cafes, artisan bakeries, and world-famous markets of Portobello Road and Westbourne Grove. Excellent transport links are readily available via Westbourne Park and Ladbroke Grove Underground stations (Circle and Hammersmith & City lines), offering swift connections across Central London.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 1081 years
Service Charge: £1,200 Per Annum
Ground Rent: N/A
Council Tax Band: E (Westminster)
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>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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/NHS260241>

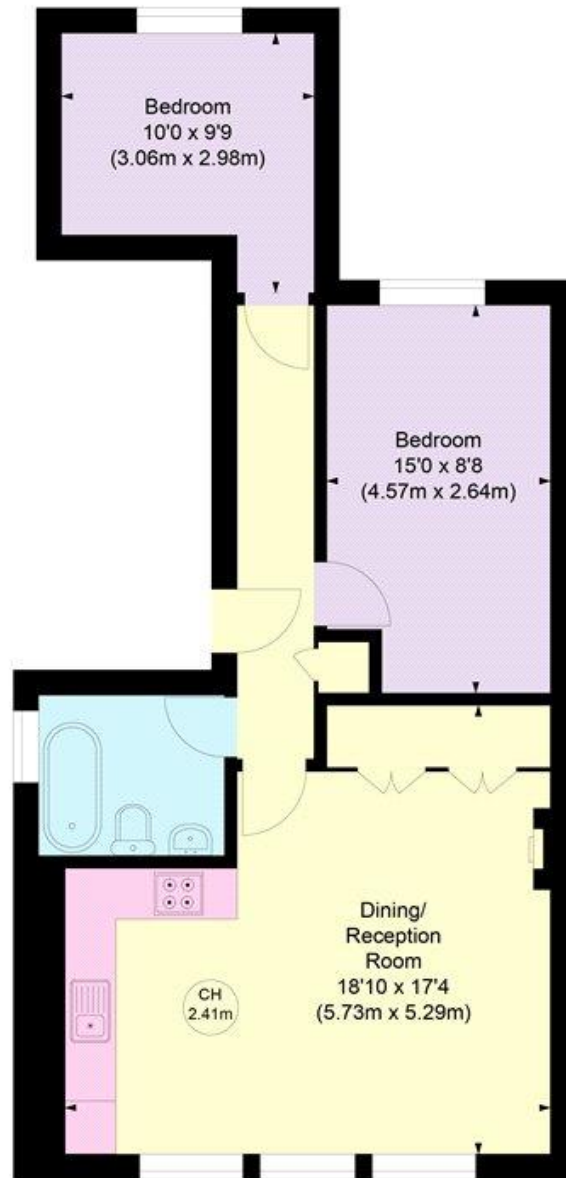
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

ST. LUKES ROAD, W11

APPROXIMATE GROSS INTERNAL AREA
607 Ft² - 56.4 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



SECOND FLOOR

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