

St. Lukes Court, London, W11

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£550,000 *Leasehold*

A bright and well-proportioned third-floor apartment with a private balcony, ideally positioned in the heart of Notting Hill.

KEY FEATURES

- 3 Bedrooms
- Private Balcony
- Access to Communal Gardens
- Leasehold
- 770 Sq Ft





Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

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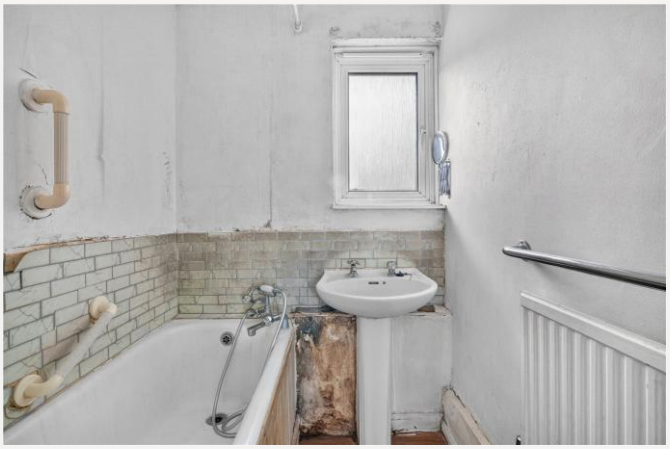
Offering an excellent opportunity to create a fantastic home, the apartment currently comprises a spacious reception room, separate kitchen, bathroom and separate WC, with excellent scope to reconfigure and modernise, subject to the necessary consents. The property further benefits from a private external shed and access to beautifully maintained communal gardens at the rear.

St Luke's Road is a tree lined residential street running north from Westbourne Park Road and a short walk from the shops and restaurants of Ledbury Road and Westbourne Grove.





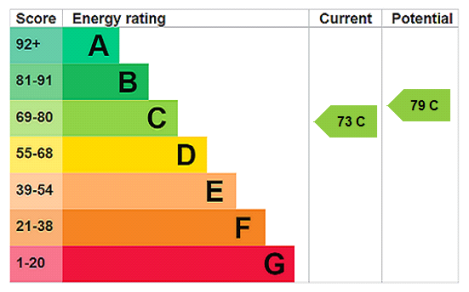
MATERIAL INFORMATION



Tenure: Leasehold
Term: 87 years and 10 months
Service Charge: £3,250 per annum
Ground Rent: £ 10 Annually (subject to increase)
Council Tax Band: D (Westminster)
EPC rating: C
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/NHS260048

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.

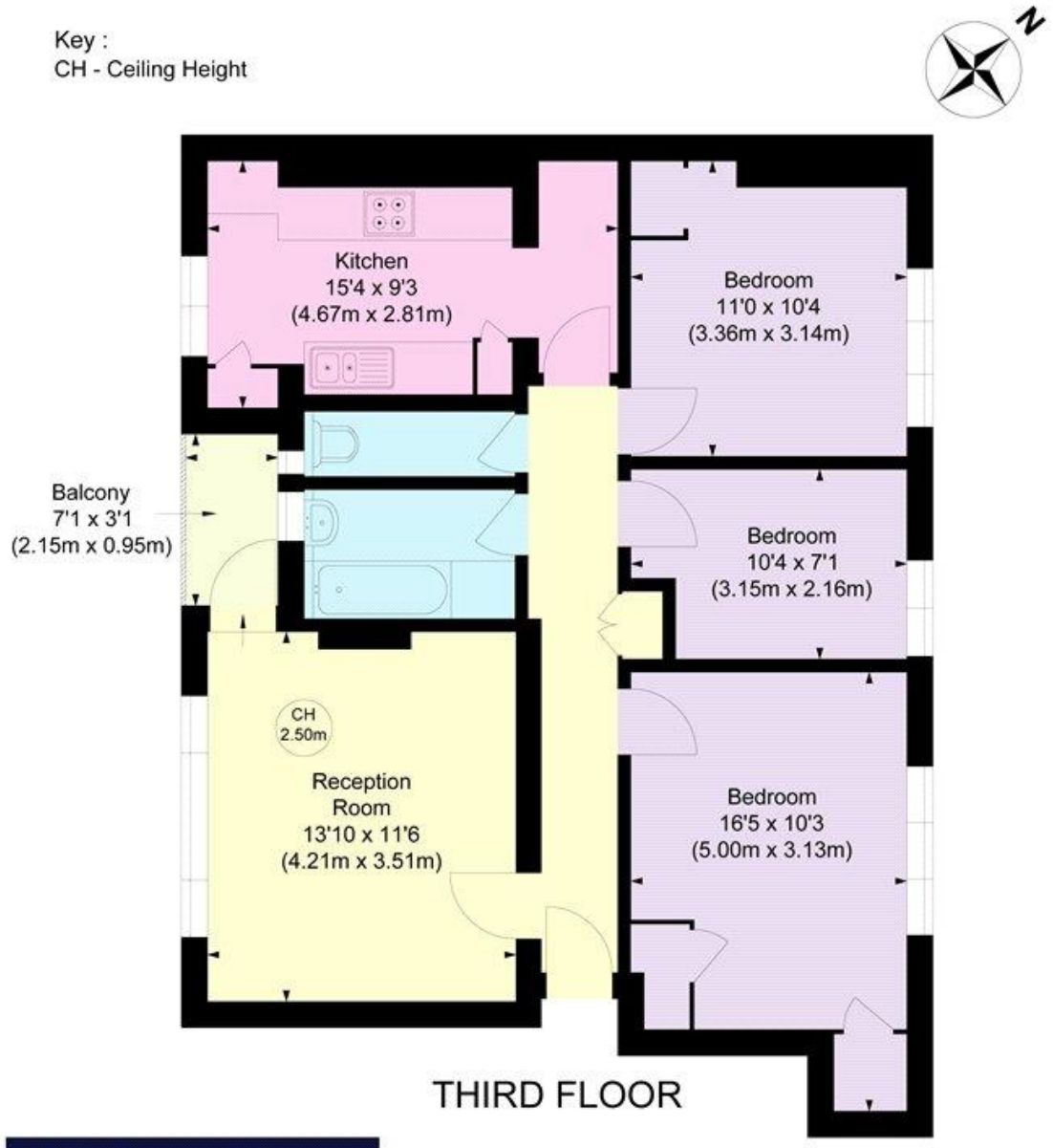
ST. LUKES COURT, W11

APPROXIMATE GROSS INTERNAL AREA

803 Ft ² - 74.62 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



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