



**BASEMENT FLAT, LANSDOWNE CRESCENT, LONDON, W11**  
**£1,200,000 SHARE OF FREEHOLD**

**A SPACIOUS TWO BEDROOM GARDEN FLAT WITH STUDY ON THE LOWER GROUND FLOOR OF THIS ATTRACTIVE GEORGIAN BUILDING WITH DIRECT ACCESS TO THE FANTASTIC COMMUNAL GARDENS BEHIND.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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## DESCRIPTION:

A spacious two-bedroom garden flat on the lower ground floor of this attractive Georgian building, with direct access to the fantastic communal gardens behind through an exceptionally bright, newly refurbished conservatory, currently used as a study. The flat comprises a large living room with fireplace, separate modern and fully fitted kitchen, utility room, two bedrooms, study and wooden floors throughout.

The building is Grade II listed and located in a conservation area.

## ADDITIONAL INFORMATION

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>

## LOCATION:

Lansdowne Crescent is a prime residential street and sits in the very heart of Notting Hill, ideally situated for Westbourne Grove, Portobello Market and Holland Park with their wonderful array of vibrant boutiques, cafes and restaurants. Excellent transport links are on the doorstep with direct links to the City via the Notting Hill underground station (District & Circle/Central lines), as well as the calming green open spaces of Kensington Gardens and Hyde Park.

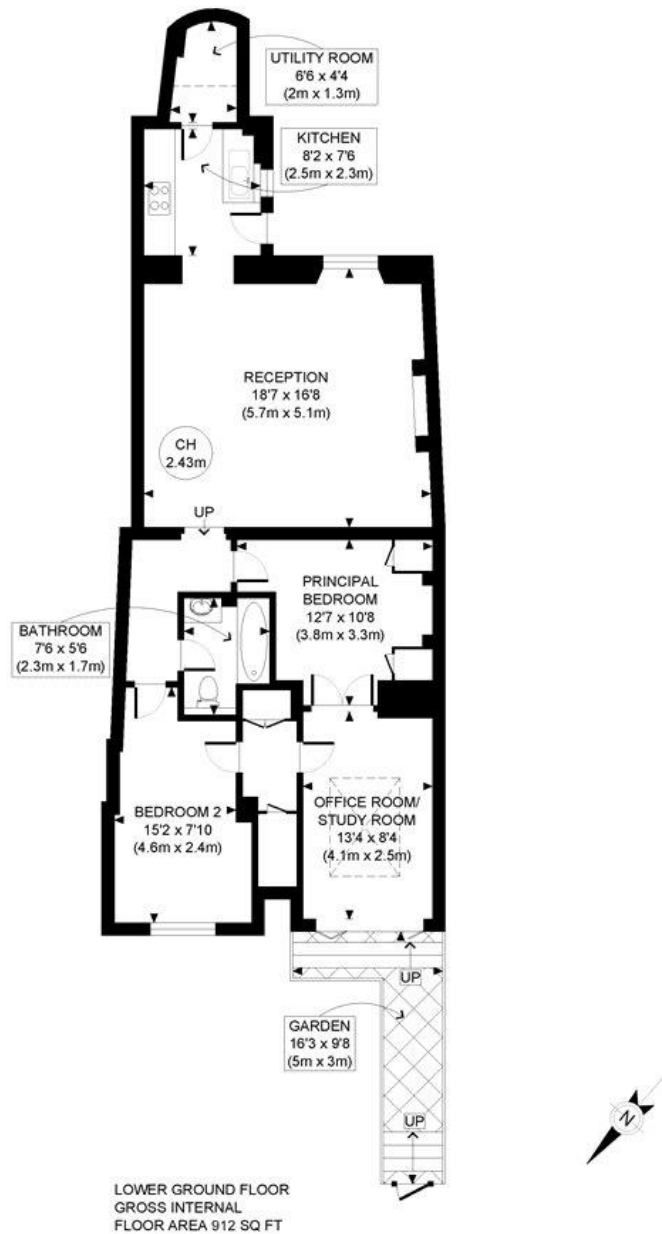
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LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 912 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 912 SQ FT/ 84.72 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**  
THE WAY TO SEE THE PROPERTY BEFORE YOU BUY

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
74	80
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Service Charge:** £1126 per annum

**Council Tax Band:** F (RBKC)

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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