



LANCASTER ROAD, W11
£1,350,000 SHARE OF FREEHOLD

**A WONDERFUL STYLISH FOUR BEDROOM
 TWO BATHROOM TRIPLEX APARTMENT WITH
 ROOF TERRACE SET ON THE UPPER FLOORS
 OF THIS IMPOSING PERIOD BUILDING**

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DESCRIPTION:

A simply perfect upper triplex apartment, occupying the first, second and third floors of this beautiful terraced house close to Ladbrooke Grove and Golborne road. Light, bright, well- proportioned and spanning three floors of this quintessential Victorian house is this wonderfully bright and inviting home. The first floor offers a stunning eat-in kitchen, separate reception room with fireplace and large sash windows. There is also a bedroom with an en-suite bathroom on the half -landing below.

Up the stairs there is fantastic roof terrace, two large and bright double bedrooms and a bathroom. The top floor consists of an extra bedroom. This incredible apartment is even more enhanced with the added benefit of owning a share of the freehold. A very special home.

AT A GLANCE

- Upper Triplex Apartment
- Four Bedrooms
- Large Eat-in Kitchen
- Large Reception Room
- High Ceilings
- Fantastic Sizable Roof
- Terrace
- Traditional Sash Windows
- Abundance of Natural Light
- Great Location





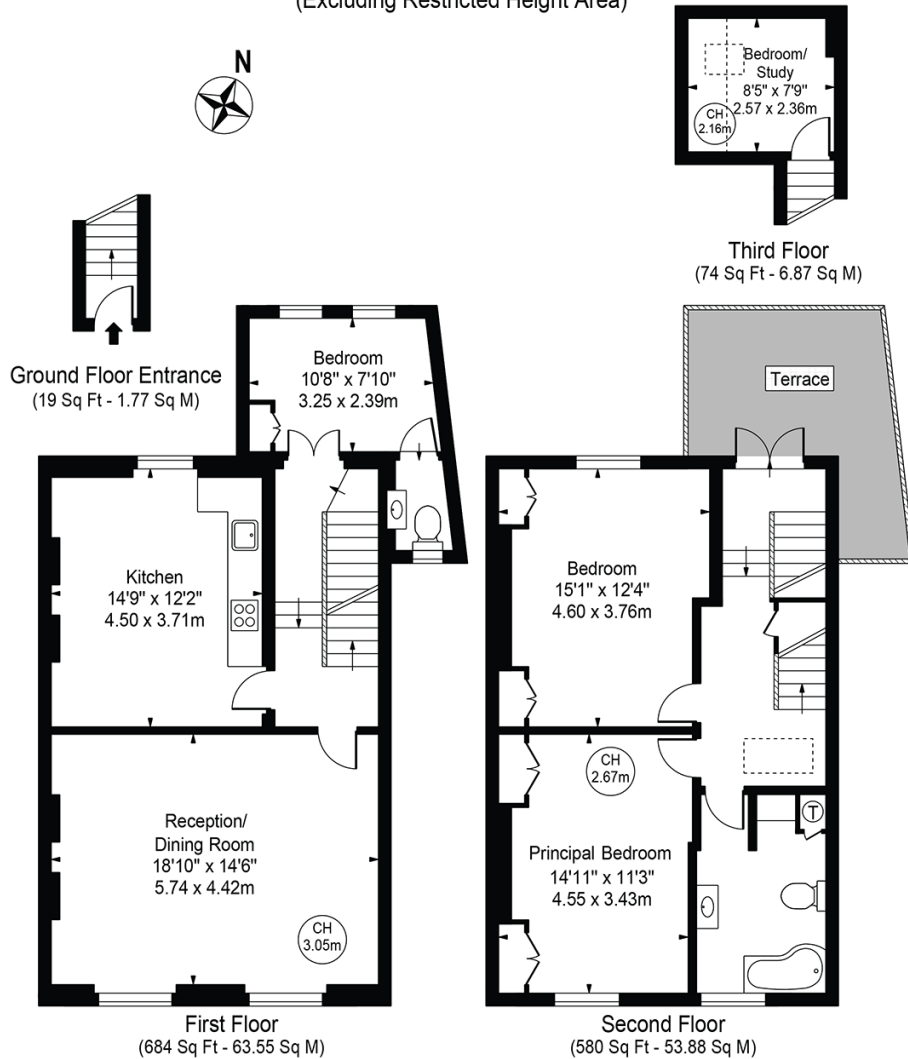
Upper Maisonette, Lancaster Road

Approx. Total Internal Area 1357 Sq Ft - 126.07 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 1339 Sq Ft - 124.40 Sq M

(Excluding Restricted Height Area)



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		66
E (39-54)	45	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Share of Freehold

Term: 94 year and 0 months

Service Charge: £550 per annum

Ground Rent: Peppercorn

Council Tax Band: RBKC Band F

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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