



Blenheim Crescent, W11

OFFERS OVER £500,000 *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
- Vibrant boutiques and cafés 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



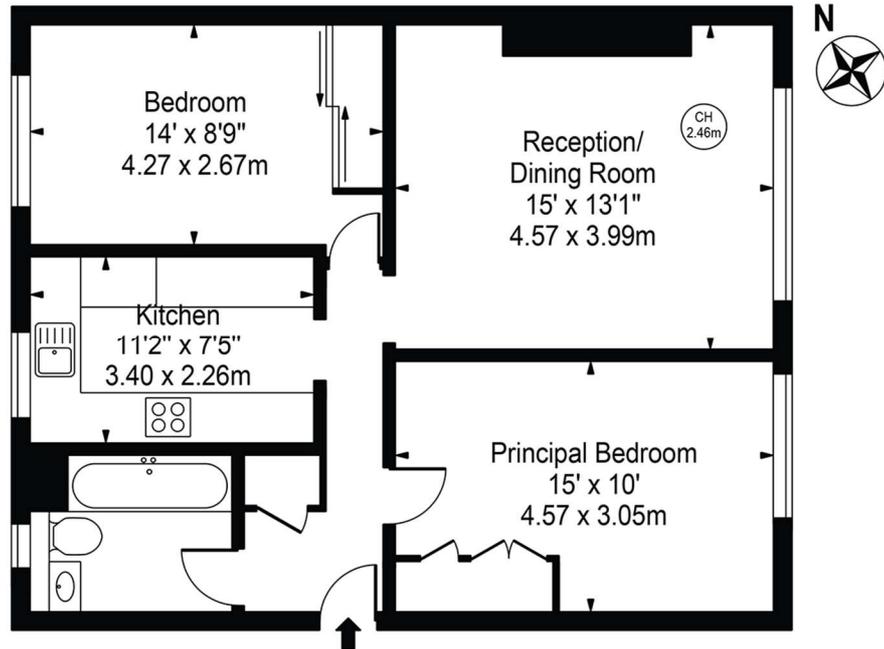


MATERIAL INFO

Tenure: Leasehold
Term: 91 year and 1 months
Service Charge: £2,578.80
Ground Rent: £ 10 Annually (subject to increase)
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

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
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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