



ALL SAINTS ROAD, W11  
**£750,000** LEASEHOLD

**A RECENTLY RENOVATED ONE BEDROOM DUPLEX  
 FLAT, WITH A PRIVATE PATIO GARDEN, ON THIS  
 FAMOUS NOTTING HILL STREET.**

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

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## DESCRIPTION:

Extending to 857 sq.ft, this impressive duplex flat is arranged over the ground and lower ground floors. The property is entered on the ground floor, where a hallway leads into a spacious open-plan kitchen/reception room. This bright and modern living space features expansive glass sliding doors that open onto a private patio garden, creating a seamless indoor-outdoor flow.

On the lower ground floor, the bedroom is situated at the front and benefits from access to the storage vaults. Behind the bedroom is a versatile additional room, ideal for use as a study or a walk-in wardrobe, which in turn leads to a separate utility room. The fully tiled shower room has been recently renovated with contemporary fittings. Please note, the property does not have the right to apply for a parking permit from the Royal Borough of Kensington and Chelsea (RBKC).

## Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Electric

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## LOCATION:

All Saints Road is a vibrant and highly popular street with a wide range of local bars and restaurants, including the famous Pelican Pub. Portobello Road and Westbourne Grove are also nearby with its vast array of shops restaurants and pubs. The closest tube stations are located at Westbourne Park and Ladbroke Grove (Hammersmith and City, and Circle lines) Paddington Station with rail services, the Elizabeth Line and Heathrow express is two tube stops away from Westbourne Park.







# All Saints Road, W11

APPROXIMATE GROSS INTERNAL AREA

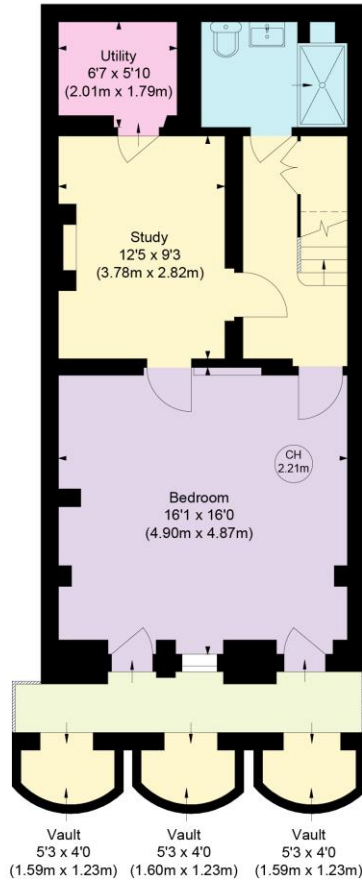
857 Ft<sup>2</sup> - 79.60 M<sup>2</sup>

(Excluding Vaults)

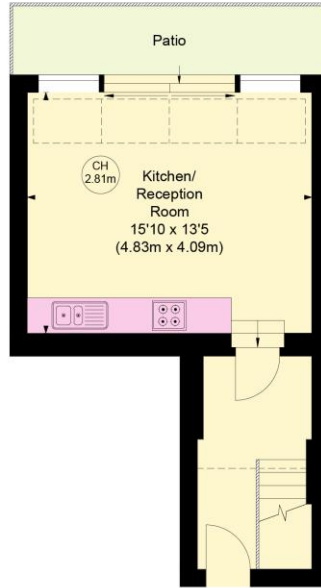
Vaults : 51 Ft<sup>2</sup> - 4.77 M<sup>2</sup>

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



LOWER GROUND FLOOR



GROUND FLOOR

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 975 year and 10 months

**Service Charge:** To be Confirmed

**Ground Rent:** Peppercorn

**Council Tax Band:** D (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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