



Blagrove Road, W10

Offers Over £450,000

**A FANTASTIC ONE BEDROOM GARDEN FLAT
IN THE HEART OF PORTOBELLO**

Winkworth

LOCATION

Blagrove Road is just off Portobello Road and is only a short walk away from Ladbroke Grove tube station. Perfectly located close by to the popular shops, bars and restaurants and also to Golborne Road,

DESCRIPTION

A lovely one bedroom flat situated in the heart of Notting Hill. The property benefits from a large double bedroom, a private patio garden, separate kitchen and bathroom. It has been recently refurbished with hard wooden flooring throughout and a great amount of built in storage.

ACCOMMODATION

- Ground Floor Flat
- Private Garden
- Separate Modern Kitchen
- High Ceilings
- Wooden Floors Throughout
- Large Double Bedroom
- Close to Portobello
- EPC Rating D
- Close to Public Transport

OTHER INFORMATION

Council Tax: RBKC – Band B

Tenure: Share of Freehold

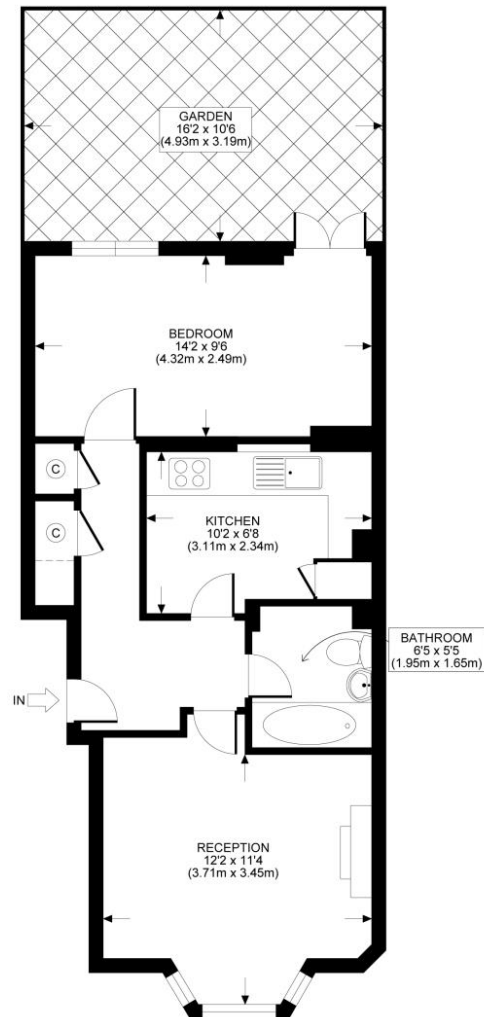
Service Charge: Ad Hoc – there is a billboard on the outside of the building, the income is shared between all 3 freeholders and this covers the service charge and maintenance of the building

Ground Rent: Peppercorn



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

BLAGROVE ROAD, W10
TOTAL APPROX. FLOOR PLAN AREA 452 SQ.FT. (42 SQ.M.)
GROUND FLOOR



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

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.

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