



Longlands Court, W11

£685,000 *Leasehold*



A BRIGHT AND VERY SPACIOUS TWO-BEDROOM, TWO-BATHROOM FLAT ON THE FIRST FLOOR (WITH LIFT) OF THIS PURPOSE-BUILT BUILDING IN THE HEART OF NOTTING HILL.



Notting Hill Sales

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DESCRIPTION

Extending to 727 sq.ft, the property boasts a newly fitted, eat in kitchen, spacious reception room with a south facing balcony, two spacious double bedrooms, one ensuite and a further bathroom. Lovingly maintained by the current owners, the property is presented in excellent condition and enjoys views over the colourful houses of Denbigh Terrace to the front and Westbourne Grove to the rear.

Utilities:

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

Longlands Court is extremely well located in the heart of Notting Hill, just off Westbourne Grove and Portobello Road, amongst the fashionable bars and boutiques and is a short walk from the transport amenities of Notting Hill Gate.

MATERIAL INFORMATION

Tenure: Leasehold
Term: 174 year and 11 months
Service Charge: £2,804 per annum
Ground Rent: Peppercorn
Council Tax Band: D (RBKC)
EPC rating: C
Is the property listed: No



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



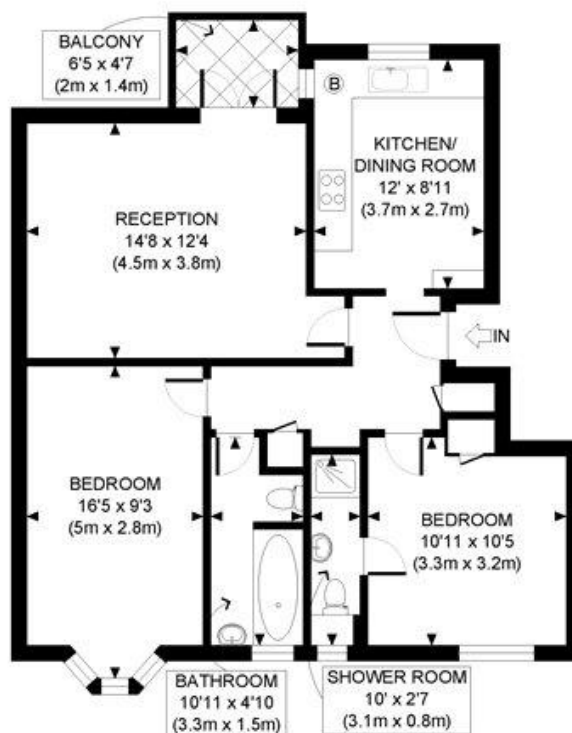
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS180265>

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.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 727 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 727 SQ FT/ 68 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.

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