



**HENRY DICKENS COURT, LONDON, W11  
OFFERS OVER £350,000 LEASEHOLD**

**A GREAT ONE BEDROOM FLAT SITUATED ON  
THE FIRST FLOOR OF THIS SECURE BUILDING**

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

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## DESCRIPTION:

Step into this beautifully proportioned one-bedroom first-floor flat, perfectly poised in the heart of vibrant W11. This stylish home boasts a generous living room filled with natural light, a separate shaker-style kitchen with ample storage, a spacious double bedroom, and a sleek, well-appointed bathroom. Contemporary wooden flooring flows throughout the main living areas, adding warmth and character, while the bedroom is comfortably carpeted for a cozy retreat.

Situated on buzzing St. Ann's Road, you're just moments from the eclectic energy of Portobello Market and Golborne Road, the world-class shopping at Westfield, and the exclusive White City House. Holland Park's leafy open spaces are just a short stroll away, offering a peaceful escape from city life. With Latimer Road Underground Station practically on your doorstep and the A40 easily accessible, this location is perfect for commuters and city explorers alike.

## AT A GLANCE

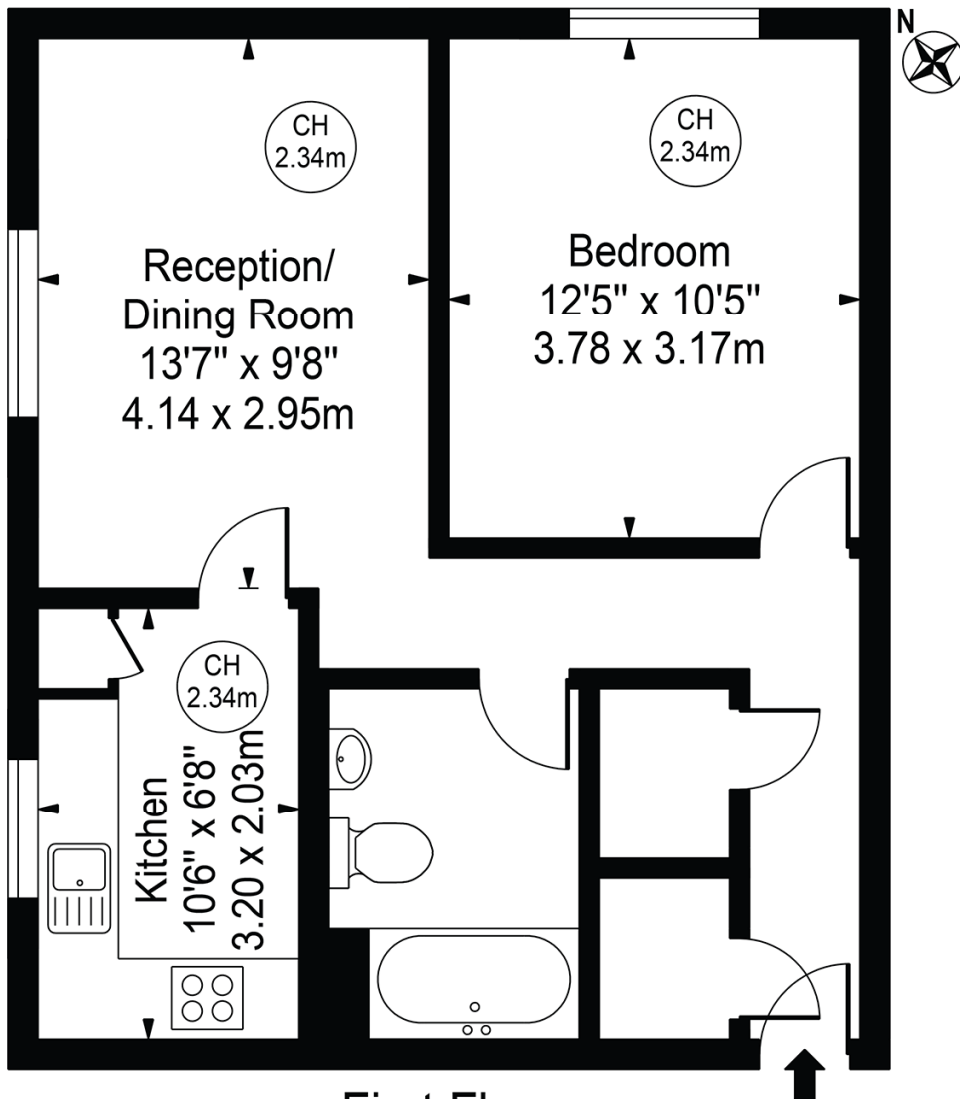
- Spacious one-bedroom flat
- Bright, modern interior
- Separate shaker-style kitchen
- Wooden floors throughout
- Prime W11 location
- Near Portobello & Westfield
- Excellent transport links
- EPC Rating C





# Oliver House

Approx. Gross Internal Area 513 Sq Ft - 47.66 Sq M



## First 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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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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 79      | 80        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |

**Tenure:** Leasehold

**Term:** 160 year and 2 months

**Service Charge:** £1950 per annum

**Ground Rent:** £10 Annually

**Council Tax Band:** RBKC Band C

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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