



Bartle Road, W11

£375,000 *Share of Freehold*

An exceptional opportunity to purchase an elegant studio apartment with a private garden, discreetly located on the peaceful and highly regarded Bartle Road. This attractive garden studio enjoys its own independent entrance and is conveniently positioned just a short walk from Ladbroke Grove. The apartment offers a contemporary fitted kitchen, a well-proportioned living space, wooden flooring, excellent storage throughout, and a charming south-facing garden that provides direct access to the communal gardens.



#### KEY FEATURES

- Private garden studio
- Independent entrance
- South-facing garden
- Wooden flooring throughout
- Excellent transport links
- Prime Notting Hill location



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Set within the heart of Notting Hill, W11 is celebrated for its superb transport links and vibrant neighbourhood feel. Multiple Underground lines — including the Central, Circle, District, and Hammersmith & City — are easily accessible via Notting Hill Gate, Ladbroke Grove, and Westbourne Park stations, complemented by an extensive bus network. The renowned Portobello Road Market is close by, offering an eclectic mix of antiques, fashion, street food, and a lively atmosphere, making this a highly sought-after location.

#### MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 899 year and 10 months

**Service Charge:** £1139.17 per annum

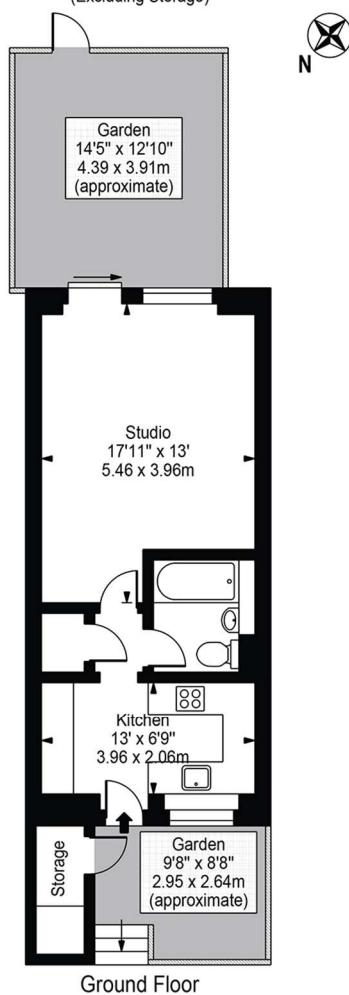
**Ground Rent:** £ 10 Annually

**Council Tax Band:** RBKC Band C

**EPC rating:** C



Bartle Road, W11  
 Approx. Gross Internal Area 380 Sq Ft - 35.30 Sq M  
 (Excluding Storage)



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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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