



Nautilus House, W10

£500,000 *Share of Freehold*



A beautifully presented fourth-floor penthouse apartment with a private balcony, secure underground parking and far-reaching views, set within an exclusive modern development moments from Ladbroke Grove. Arranged over approximately 554 sq ft, the apartment has been thoughtfully designed to maximise both space and natural light. High ceilings add to the bright and airy feel, while the generous open-plan reception room and contemporary kitchen create a stylish setting for everyday living and entertaining.

KEY FEATURES

- Exclusive fourth-floor penthouse apartment
- Approximately 542 sq ft of beautifully presented living space
- Bright open-plan reception room and contemporary kitchen
- Private balcony with rooftop and canal views
- Secure underground parking with direct building access
- Private and secure storage room
- Weekday concierge service and landscaped communal gardens



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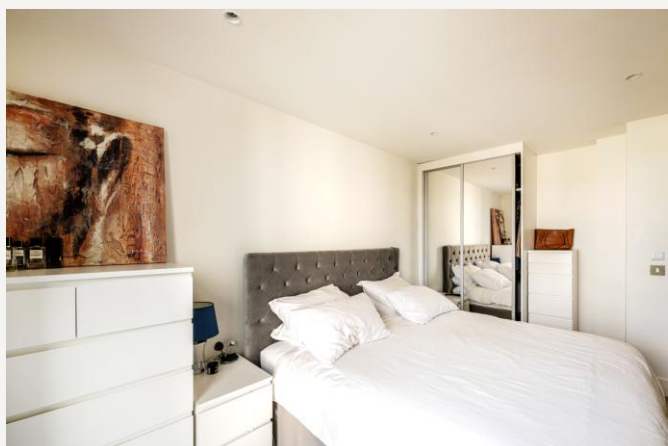
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The private balcony is a real highlight, enjoying impressive rooftop views stretching towards the canal and providing the perfect spot for a morning coffee or evening drink.

Nautilus House is a secure and well-maintained development offering weekday concierge services, attractive communal gardens and underground parking with direct access into the building. The apartment also benefits from its own private and secure storage room.

Ideally located for the very best of North Kensington, the property is within easy walking distance of Portobello Road and Golborne Road, with their excellent selection of independent restaurants, cafés, shops and famous market stalls. Ladbroke Grove Underground Station is also close by, providing convenient links across London.





MATERIAL INFO

Tenure: Share of Freehold

Term: 980+ years

Service Charge: £3,532.67 per annum

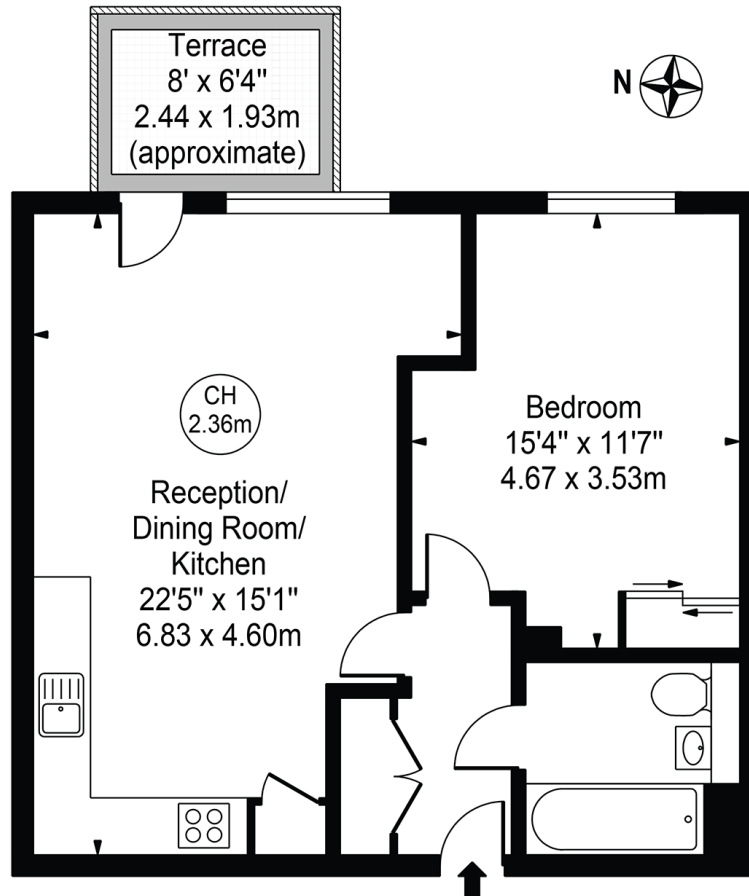
Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: RBKC Band C

EPC rating: C

Nautilus House

Approx. Gross Internal Area 554 Sq Ft - 51.47 Sq M



Fourth Floor

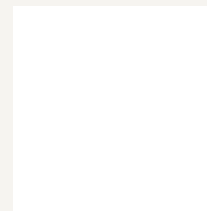
For Illustration Purposes Only - Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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