



**THORNBURY COURT, LONDON, W11**  
**£1,450,000 LEASEHOLD**

**A WONDERFUL BRIGHT AND VERY SPACIOUS TWO/THREE  
 BEDROOM TWO BATHROOM FLAT ON THE FIRST FLOOR  
 (WITH LIFT) OF THIS POPULAR MANSION BLOCK.**

**Notting Hill Sales** | 0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk) 178  
 Westbourne Grove, London, W11 2RH

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## **SUMMARY:**

The property comprises entrance on the first floor, Hallway with shower and WC, stairs lead up to bedroom/dining room with access to interconnecting balcony to the living room, separate fully fitted kitchen and utility room. Property then leads down to lower floor consisting of a very spacious master bedroom with ample storage, second double bedroom and large family bathroom with walk in shower and a bath.

## **Additional Information:**

Electricity – Mains.

Water – Mains.

Sewerage – Mains.

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

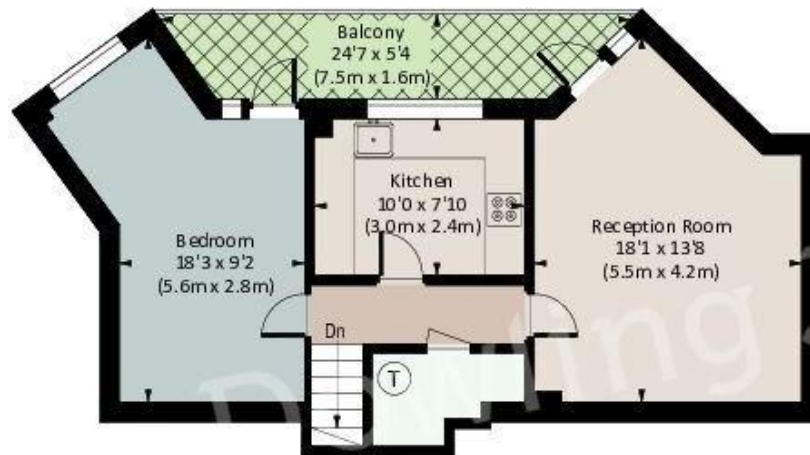
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## **LOCATION:**

Chepstow Villas is one of Notting Hill's best streets, an impressive tree lined street of imposing residences, perfectly positioned between the boutiques and restaurants of Westbourne Grove and the transport connections of Notting Hill Gate. The property is located just to the east of the junction of Ledbury Road with Chepstow Crescent.



**CHEPSTOW VILLAS , W11**  
Approximate Gross Internal Area  
109.4 sq m / 1177 sq ft



**SECOND FLOOR**



**FIRST FLOOR**



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2022 www.dowlingjones.com 020 7610 9933

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       |                   |
| (92-100) <b>A</b>                                 |                   |
| (81-91) <b>B</b>                                  |                   |
| (69-80) <b>C</b>                                  | 71 79             |
| (55-68) <b>D</b>                                  |                   |
| (39-54) <b>E</b>                                  |                   |
| (21-38) <b>F</b>                                  |                   |
| (1-20) <b>G</b>                                   |                   |
| Not energy efficient - higher running costs       |                   |
| England, Scotland & Wales EU Directive 2002/91/EC |                   |

**Tenure:** Share of Freehold

**Term:** 956 year and 2 months

**Service Charge:** £13,000 per annum

**Council Tax Band:** G (RBKC)

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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