



Lonsdale Road, W11

£850,000 *Share of Freehold*



A stylish and light-filled two-bedroom, second-floor apartment with vaulted ceilings in the heart of Notting Hill.

KEY FEATURES

- Open-plan Reception/Dining area
- Vaulted Ceilings
- 2 Ensuite Bathrooms
- Built-in Wardrobes
- Excellent Natural Light
- Wood Flooring Throughout



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

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Situated on the second floor of an attractive period building, this beautifully presented apartment offers exceptional natural light and well-proportioned living space throughout.

The heart of the home is an impressive reception room featuring high vaulted ceilings, large sash-style windows, and solid wood flooring, creating an airy and sophisticated atmosphere for relaxing and dining. Adjacent to the living area is a sleek, modern fitted kitchen with contemporary white cabinetry, integrated appliances, and ample worktop space.

The principal bedroom is generous in size, complete with elegant wall panelling and extensive built-in mirror-fronted wardrobes. A well-proportioned second bedroom offers versatility as a guest room, nursery, or home office. Both bedrooms have stylish, contemporary ensembles featuring clean tiled finishes.



Lonsdale Road is a peaceful, tree-lined residential street perfectly positioned in the desirable W11 postcode, just moments from the vibrant heart of Notting Hill. Residents enjoy immediate access to the world-famous Portobello Road with its iconic market, boutique shops, artisan bakeries, and renowned local restaurants and cafes. Notting Hill Gate (Central, District & Circle lines) and Ladbroke Grove (Hammersmith & City & Circle lines) Underground stations are both within easy walking distance, offering quick connections across Central London.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 944 years and 6 months
Service Charge: N/A
Ground Rent: N/A
Council Tax Band: D (RBKC)
EPC rating: C
Is the property listed: Property is not listed

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>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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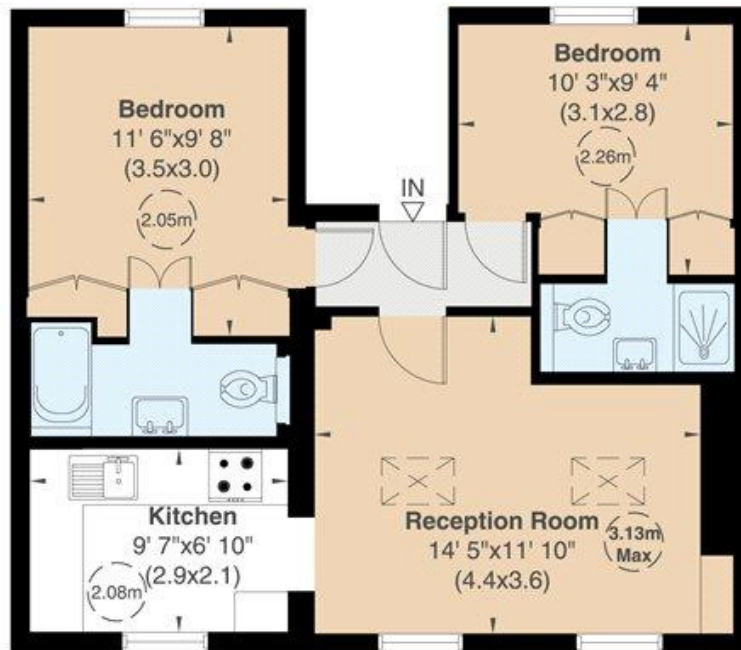


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Gross internal area (approx.)

51 Sq m (546 Sq ft)

For identification only, Not to Scale



Second Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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