



St. Lukes Road, W11

£1,095,000 *Share of Freehold*



Fully renovated two-bedroom raised ground floor flat with share of freehold, luxury finishes, and exceptional storage throughout.

KEY FEATURES

- Fully Refurbished
- 608 Sq.ft
- Miele Appliances
- Oak Hardwood engineered Flooring
- Bespoke Cabinetry & Wardrobes
- Viola Italian marble Worktops



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

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Beautifully refurbished, bay windowed, raised ground floor flat offering 608 sqft of stylish living, with a share of freehold. Fully renovated throughout, featuring a stunning kitchen/reception room with Miele appliances, Italian Viola marble, bespoke storage, and marble-topped TV cabinetry. Two generous bedrooms, luxury bathroom finishes, oak engineered flooring, and upgraded wiring and heating complete this exceptional home.

St Lukes Road is a peaceful, tree lined street running north from Westbourne Park Road, a short walk from the many shops and restaurants of Ledbury Road and Westbourne Grove and a very short walk from Westbourne Park underground station.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 972 year and 2 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: E (Westminster)
EPC rating: D
Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

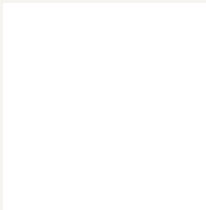
For more information, please contact the agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	73 C
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below

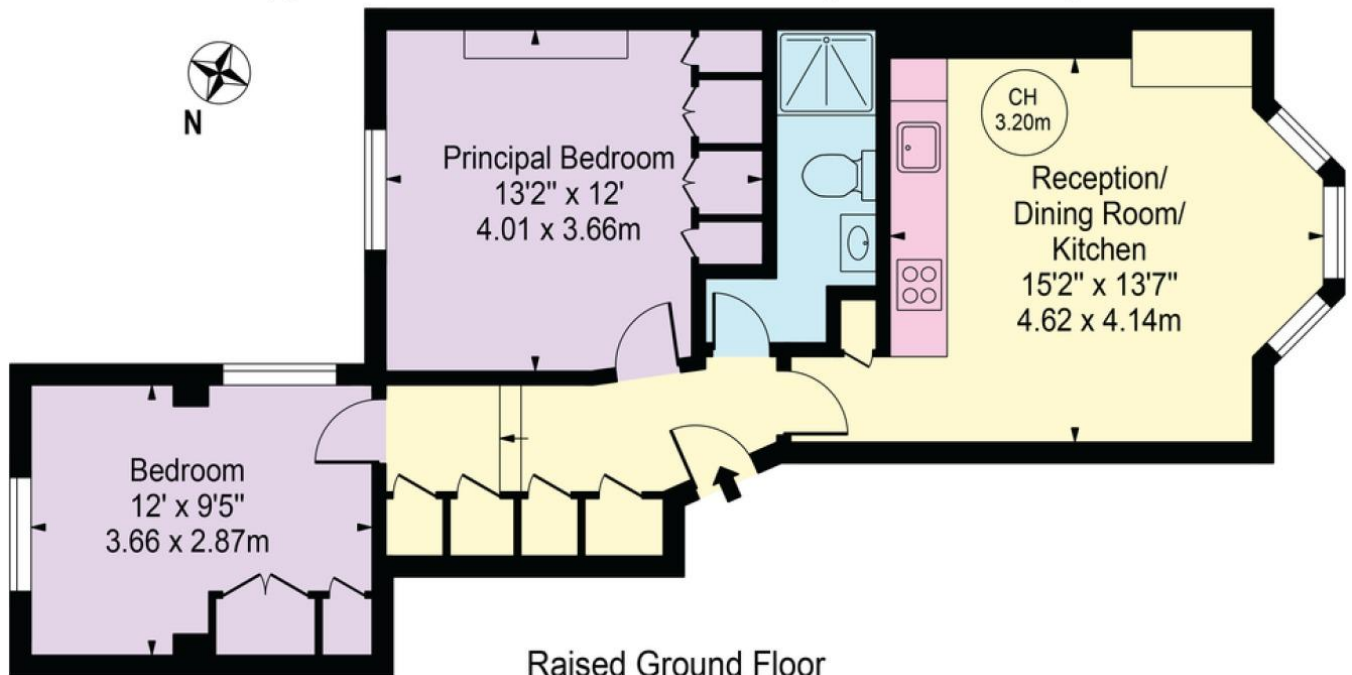


<https://www.winkworth.co.uk/sale/property/NHS260032>

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.

St. Lukes Road

Approx. Gross Internal Area 608 Sq Ft - 56.49 Sq M



Raised 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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