



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

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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 worktop, bespoke storage, Limestone clad shower room 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: £900 per annum

Ground Rent: Peppercorn

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>

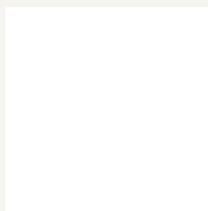


For more information, please contact the agent.

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

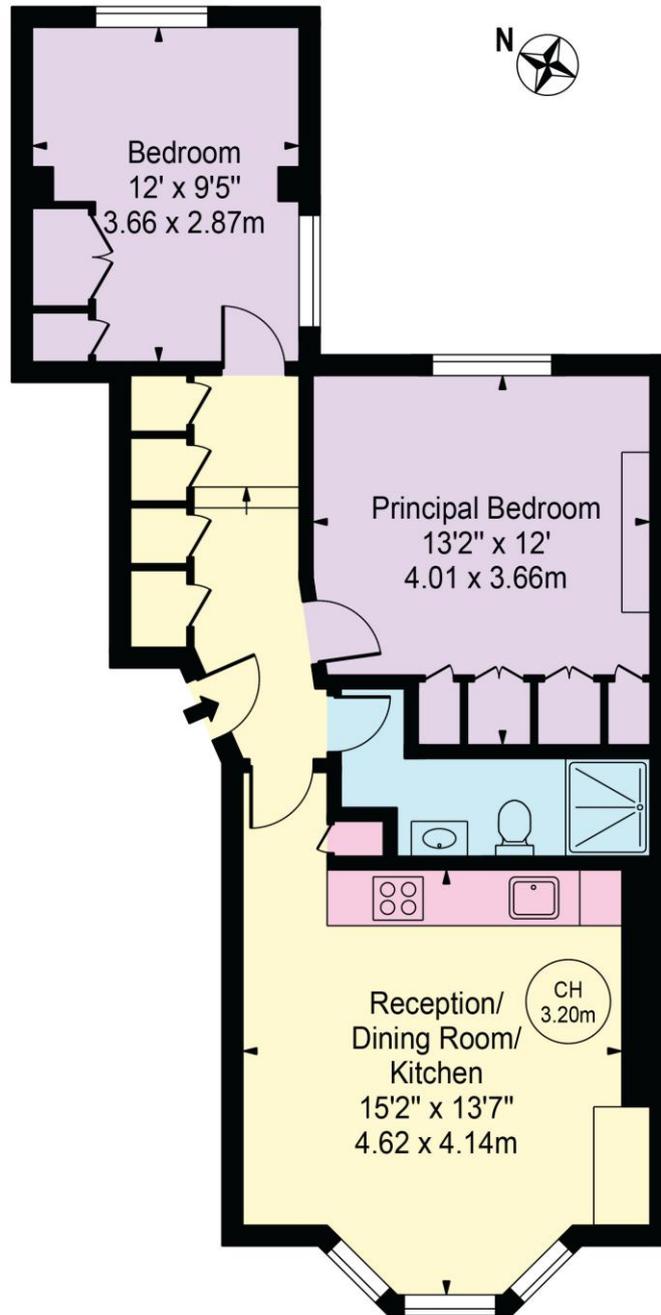


<https://www.winkworth.co.uk/sale/property/NHS260032>

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

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