



HENRY DICKENS COURT, LONDON, W11  
£500,000 LEASEHOLD

A GREAT THREE BEDROOM SECOND FLOOR  
FLAT IN THIS GREAT DEVELOPMENT CLOSE  
TO THE OPEN SPACES OF BOTH AVONDALE  
AND HOLLAND PARKS

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

**Winkworth**

for every step...

*winkworth.co.uk*





## DESCRIPTION:

This second floor flat comprises of two double bedrooms,, a single bedroom, a separate kitchen, a light reception room, two balconies and a sizable bathroom. The property benefits from the opportunity to get both an on-road residents parking permit and the ability to apply for an off-road parking space.

Dorritt House is located off a vibrant street in the heart of Notting Hill and is within easy reach of Portobello, Golborne Road and Westfield Shopping centre including White City House whilst being a short stroll away from the open spaces of Holland Park. Holland Park and Latimer Road underground stations are close by. The A40 is also easily accessed for routes in and out of London.

## AT A GLANCE

- Second Floor Flat
- Three Bedrooms
- Modern Kitchen
- Two Balconies
- Plenty of Natural Light
- Fantastic Location
- Chain Free Purchase
- Wooden Floors Throughout
- EPC Rating C



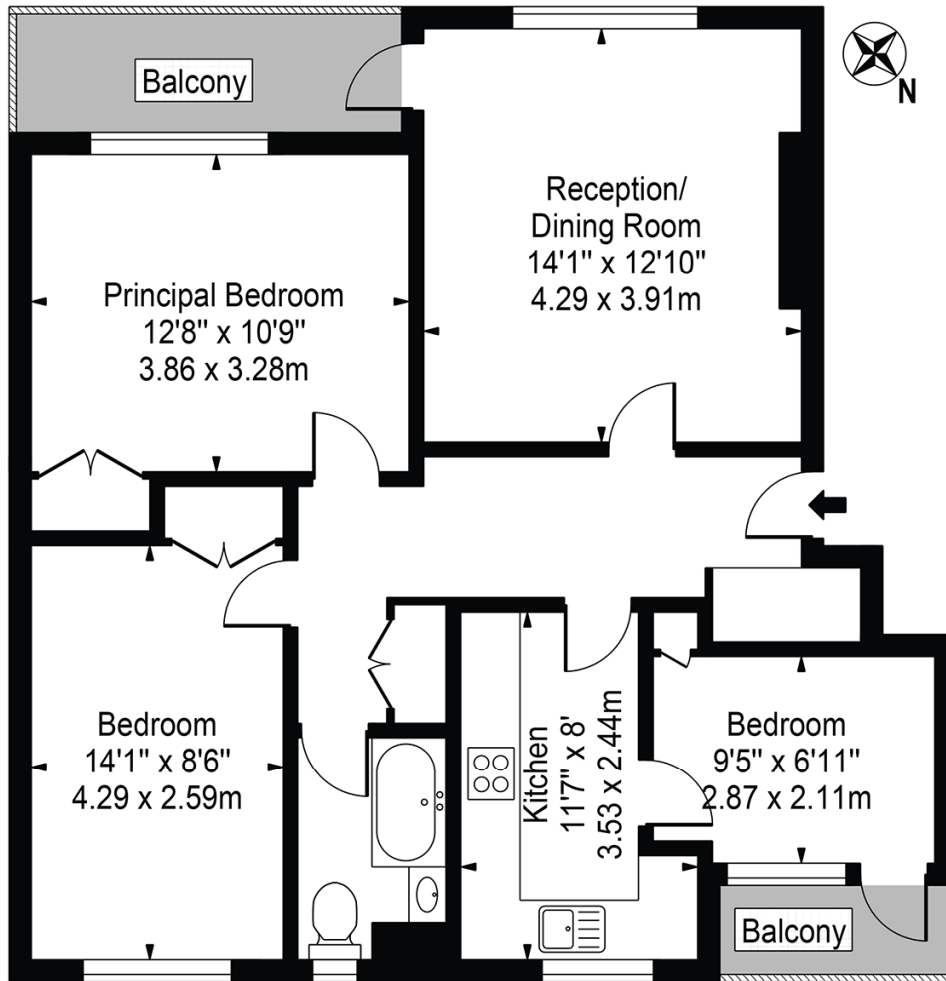






# Dorrit House

Approx. Gross Internal Area 785 Sq Ft - 72.93 Sq M



## Second 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. Copyright Morriarti Photography & Design LTD

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>                            |           |
| (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 |           |
| 72  | 82        |
| England, Scotland & Wales                   |           |
| EU Directive 2002/91/EC                     |           |

**Tenure:** Leasehold

**Term:** 88 year and 3 months

**Service Charge:** TBC

**Ground Rent:** £ 10

**Council Tax Band:** RBKC Band C

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.

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.