



## Colville Gardens, W11

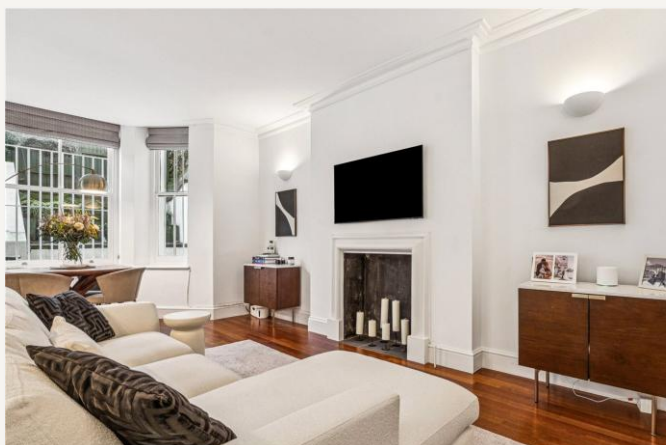
£925,000 *Share of Freehold*



A well-proportioned garden apartment with impressive ceiling height, presented in excellent condition, discreetly positioned on a quiet cul-de-sac in the heart of Notting Hill, with a patio garden.

### KEY FEATURES

- Fantastic Ceiling Height Throughout
- Newly Refurbished
- Two Bathrooms
- Garden
- External Storage
- Access Across Communal Gardens



Notting Hill Sales

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Measuring 800 sq.ft., this refined apartment offers a private, discreet entrance through private gardens. The entry hall, complete with a functional utility area, opens into an open-plan reception room characterized by warm wooden floors and a striking bay window. At the heart of the home is a fully refurbished kitchen with integrated appliances. The principal suite features bespoke fitted wardrobes and a contemporary new shower room. To the rear, a second bedroom currently utilized as a study provides direct access to a private courtyard, which includes valuable vault storage and convenient independent access to street level.

#### Utilities:

Electricity – Mains

Water – Mains

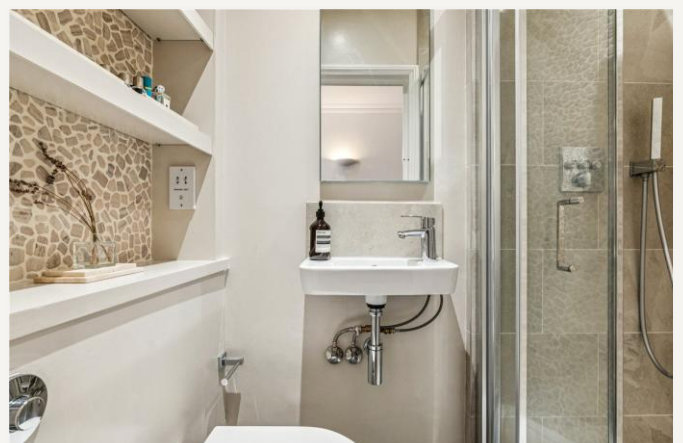
Sewerage – Mains

Heating – Gas

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

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

Colville Gardens is a quiet street, well located just to the north of the most fashionable stretch of Westbourne Grove with some of Notting Hill's most popular boutiques and restaurants just moments away.





MATERIAL INFORMATION

**Tenure:** Share of Freehold  
**Term:** 99 Years and 2 months Remaining  
**Service Charge:** £4,930 per annum  
**Ground Rent:** £400 Annually  
**Council Tax Band:** E (RBKC)  
**EPC rating:** D  
**Is the property listed:** Property is not listed

For any more information, please contact the agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
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/NHS250271>

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.

## COLVILLE GARDENS, W11

APPROXIMATE GROSS INTERNAL AREA

812 Ft<sup>2</sup> - 75.49 M<sup>2</sup>

(EXCLUDING VAULT & STORE)

VAULT : 61 Ft<sup>2</sup> - 5.68 M<sup>2</sup>

STORE : 15 Ft<sup>2</sup> - 1.44 M<sup>2</sup>

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :  
CH - Ceiling Height



GROUND FLOOR



LOWER GROUND FLOOR

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