



Lancaster Road, W11

£1,250,000 *Share of Freehold*



A truly exceptional upper triplex apartment arranged over the first, second, and third floors of a handsome Victorian terraced house, ideally located close to Ladbroke Grove and Golborne Road. Bright, spacious, and beautifully proportioned, this inviting home spans three floors and showcases the charm and character of a classic Victorian property.

KEY FEATURES

- Upper triplex apartment
- Three floors
- Private roof terrace
- Share of freehold
- Victorian character
- Prime Notting Hill location



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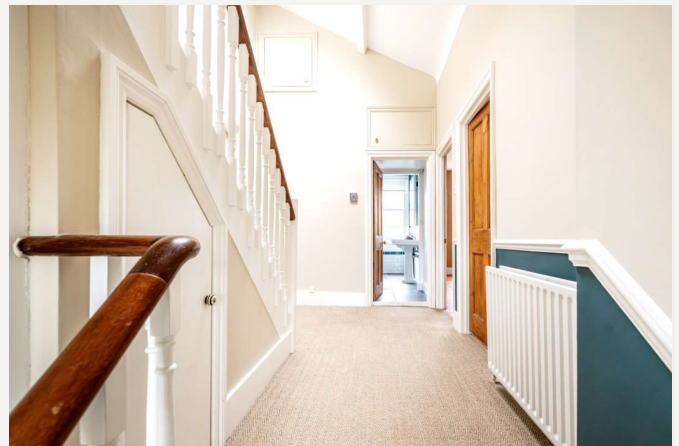


The first floor features a stunning eat-in kitchen, a separate reception room with a feature fireplace and large sash windows that flood the space with natural light. A generously sized bedroom with an en-suite bathroom is positioned on the half-landing below.

The second floor offers a wonderful roof terrace, two large and light-filled double bedrooms, and a family bathroom, while the top floor provides an additional bedroom, ideal as a guest room, home office, or studio space. Further enhancing this remarkable apartment is the rare benefit of a share of the freehold, making it a particularly special offering.

Perfectly situated, the property is within easy reach of the excellent shopping, dining, and transport amenities of Westbourne Grove, Portobello Road and Market, and Kensington Park Road. Ladbroke Grove, Holland Park, and Notting Hill Gate Underground stations are all just a short walk away.



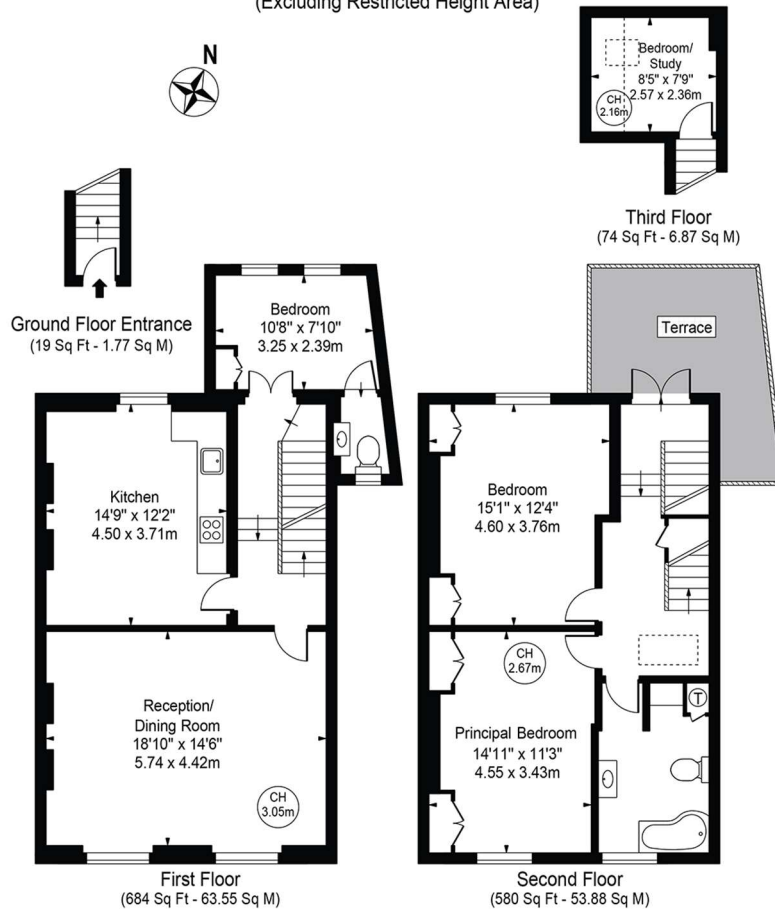


MATERIAL INFO

Tenure: Share of Freehold
Term: 93 year and 5 months
Service Charge: £550 per annum
Ground Rent: Peppercorn
Council Tax Band: RBKC Band F
EPC rating: E

Upper Maisonette, Lancaster Road

Approx. Total Internal Area 1357 Sq Ft - 126.07 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 1339 Sq Ft - 124.40 Sq M
(Excluding Restricted Height Area)

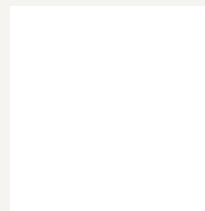


For Illustration Purposes Only - Not To Scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



<https://www.winkworth.co.uk/sale/property/LAD240053>

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.

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