



LANCASTER ROAD, W11
£840,000 SHARE OF FREEHOLD

A WONDERFUL AND THOUGHTFULLY DESIGNED 2-BEDROOM APARTMENT IN THIS VERY SOUGHT-AFTER NOTTING HILL LOCATION.

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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DESCRIPTION:

This wonderful apartment is a joy to view, thoughtfully designed, the layout provides the perfect versatility of space, with every available square foot used. Entered on the lower ground floor, via a private entrance (with a storage cupboard) the accommodation extends to 684 sq.ft. To the front is a bay windowed open-plan reception room and kitchen. The kitchen has a range of wall and floor units with a quartz worktop and splashback. A pocket door opens up to providing a second access to the second bedroom. A hallway with built in wardrobes covered in vibrant fabrics leads to the two large bedrooms, both with access to an internal courtyard and the principal bedroom has a impressive vaulted ceilings with skylights. The bathroom is situated at the end of the hall with a bath and overhead shower. Particular features of the apartment include; a brand new Vaillant Boiler, Underfloor heating, wide plank Havwoods flooring which is cradle to cradle certified, pure wool carpets and Bert & May Upcycled floor tiles in the bathroom.

The property is located in a conservation area.





LOCATION:

Lancaster Road crosses Ladbroke Grove, just moments to the south of Ladbroke Grove underground station and the property is located on the terraced western side, a short walk indeed from the many shops, bars and restaurants of Portobello Road.

ADDITIONAL INFORMATION:

Electricity – Mains

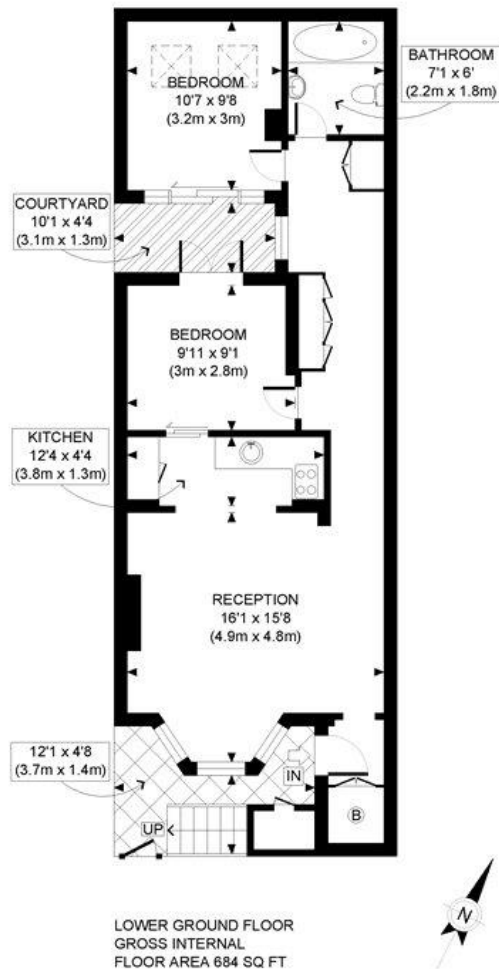
Water – Mains

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>



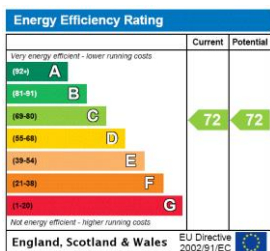
APPROX. GROSS INTERNAL FLOOR AREA: 684 SQ FT/ 64 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
ON SITE FOR THE PROPERTY

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.



Tenure: Share of Freehold

Service Charge: £685 per annum

Council Tax Band: RBKC

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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