



**CHESTERTON ROAD, W10**  
**£635,000 LEASEHOLD**

**A CHARMING GARDEN FLAT IN A PERIOD  
 CONVERSION LOCATED ON A POPULAR  
 STREET IN NORTH KENSINGTON**

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## DESCRIPTION:

This bright one-bedroom property comprises of a double bedroom with large bay window, a reception room with garden views and a modern kitchen and bathroom. It is the ideal flat for a first home or as a great investment. Chesterton Road is located close to Ladbroke Grove, Golborne Road, Portobello Road and all the other fabulous amenities of Notting Hill. Ladbroke Grove tube station (Circle and Hammersmith and City) is within walking distance.

## AT A GLANCE

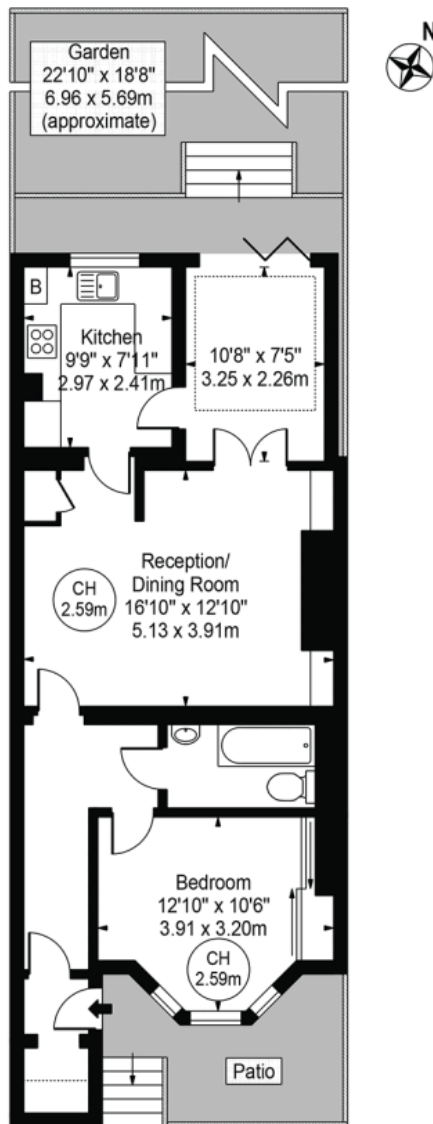
- Period Conversion
- Lower Ground Floor Flat
- Separate Private Entrance
- High Ceilings
- Beautiful Modern High Quality Décor
- Wonderful Garden
- EPC Rating C





# Chesterton Road

Approx. Gross Internal Area 668 Sq Ft - 62.06 Sq M



Lower Ground 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.

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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold

**Term:** 112 year and 0 months

**Service Charge:** £1365 per annum

**Ground Rent:** £150 Annually

**Council Tax Band:** RBKC Band D

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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