



Colville Road, W11

£775,000 *To be advised*



A WEST FACING, ONE BEDROOM FLAT, ON THE RAISED GROUND FLOOR OF AN IMPOSING PERIOD BUILDING AND FEATURES EXCELLENT CEILING HEIGHTS AND PROPORTIONS THROUGHOUT.



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...



This stunning property occupies the raised ground floor of an imposing period building and features excellent ceiling heights and proportions throughout. The open living space to the front is flooded with natural light through a large west facing window and the property benefits from period features, working shutters, feature fireplace and a well-appointed kitchen area. To the rear of the property is a well-arranged bedroom with plenty of built in storage, masses of additional built-in storage in the hallway and a smart, contemporary bathroom. The property is located in a conservation area.

Colville Road is in the heart of Notting Hill, running north from Westbourne Grove, with many of the area's most fashionable boutiques, bars and restaurants a very short stroll away. The transport links of Notting Hill Gate are within easy walking distance.

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>



MATERIAL INFORMATION

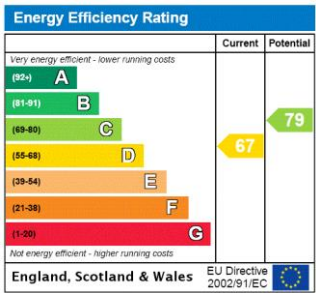
Tenure: To be advised
Term: 0 year and 0 months
Service Charge: £1200 per annum
Council Tax Band: D (RBKC)
EPC rating: D

Rights & Easements:

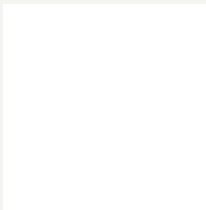
Does the property for any easements: 0
Does the property have public rights of way: 0
Does the property have restrictions: 0

Flooding:

Has the property flooded in the last 5 years: 0
Does the property have flood defences: 0
Sources of flooding: 0



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



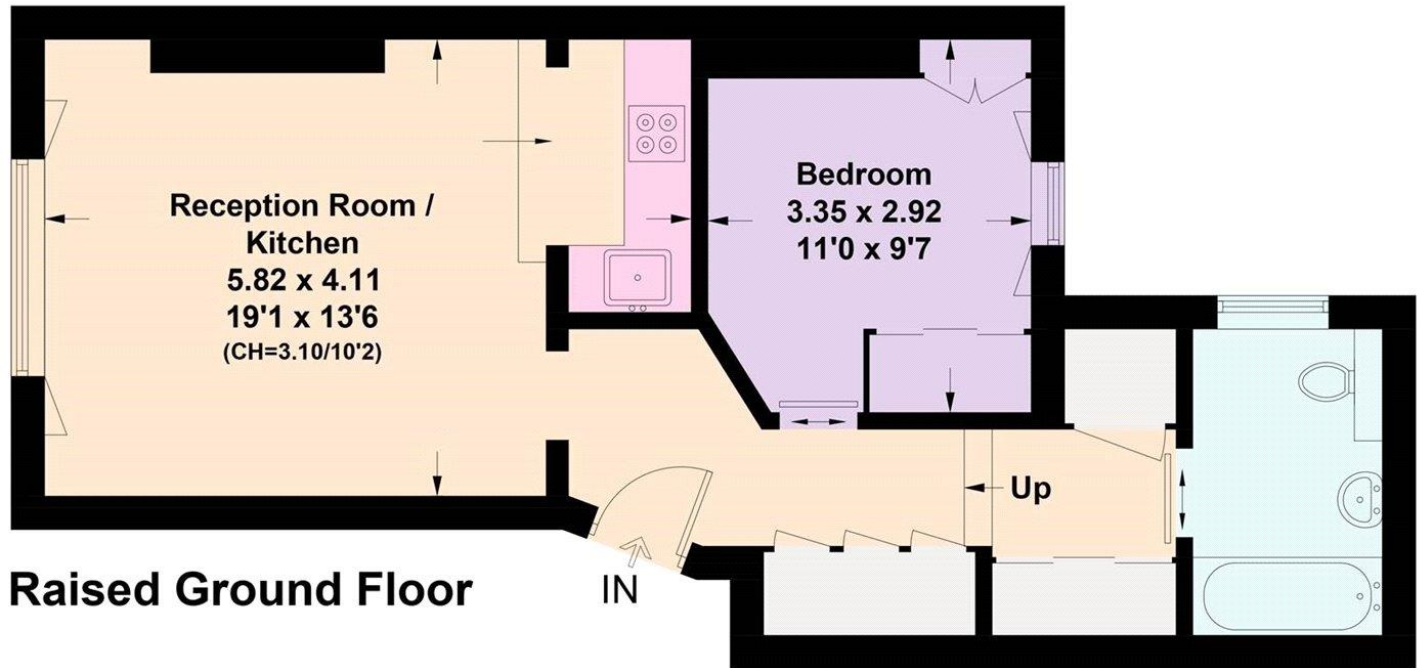
<https://www.winkworth.co.uk/sale/property/NHS250019>

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 Road, W11

Approximate Gross Internal Area = 48.6 sq m / 523 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1201438)

Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

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.