



## Colville Gardens, Notting Hill, London, W11

£395,000 *Leasehold*

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A charming one-bedroom flat in this popular block, with a lift, just off Westbourne Grove.

### KEY FEATURES

- Charming one-bedroom flat on the fourth floor of a popular block
- Bright, spacious open-plan kitchen and reception room
- Bay window with views over communal gardens
- Bedroom overlooking the gardens
- Built-in storage in the bedroom



Notting Hill Sales

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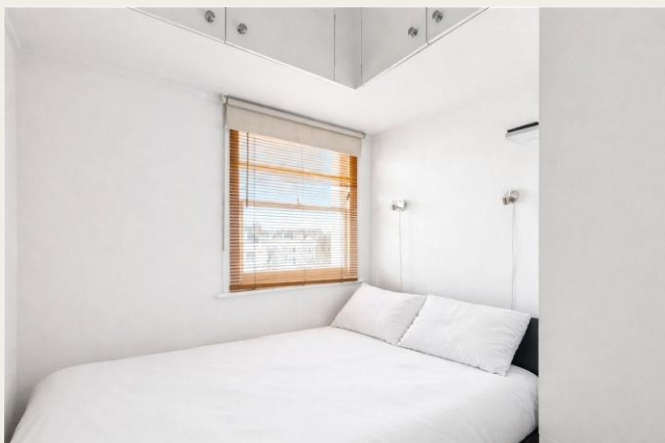




## DESCRIPTION

A charming one-bedroom flat on the fourth floor of this popular block. The flat has a spacious, bright open plan kitchen / reception room with a bay window overlooking the communal gardens at the front of the building. There is built in storage in the bedroom which also faces the gardens.

Pinehurst Court is on Colville Gardens, a pretty and quiet street just off Colville Terrace in the heart of Notting Hill. A few minutes' walk from Westbourne Grove and Portobello Road.







#### Utilities:

Electricity – Mains

Water – Mains

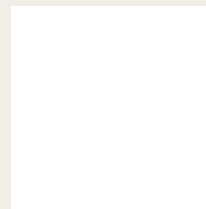
Sewerage – Mains

Heating – Electric

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

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

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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.

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 96 year and 10 months

**Service Charge:** £3,113 per annum

**Ground Rent:** £ 125 Annually (subject to increase)

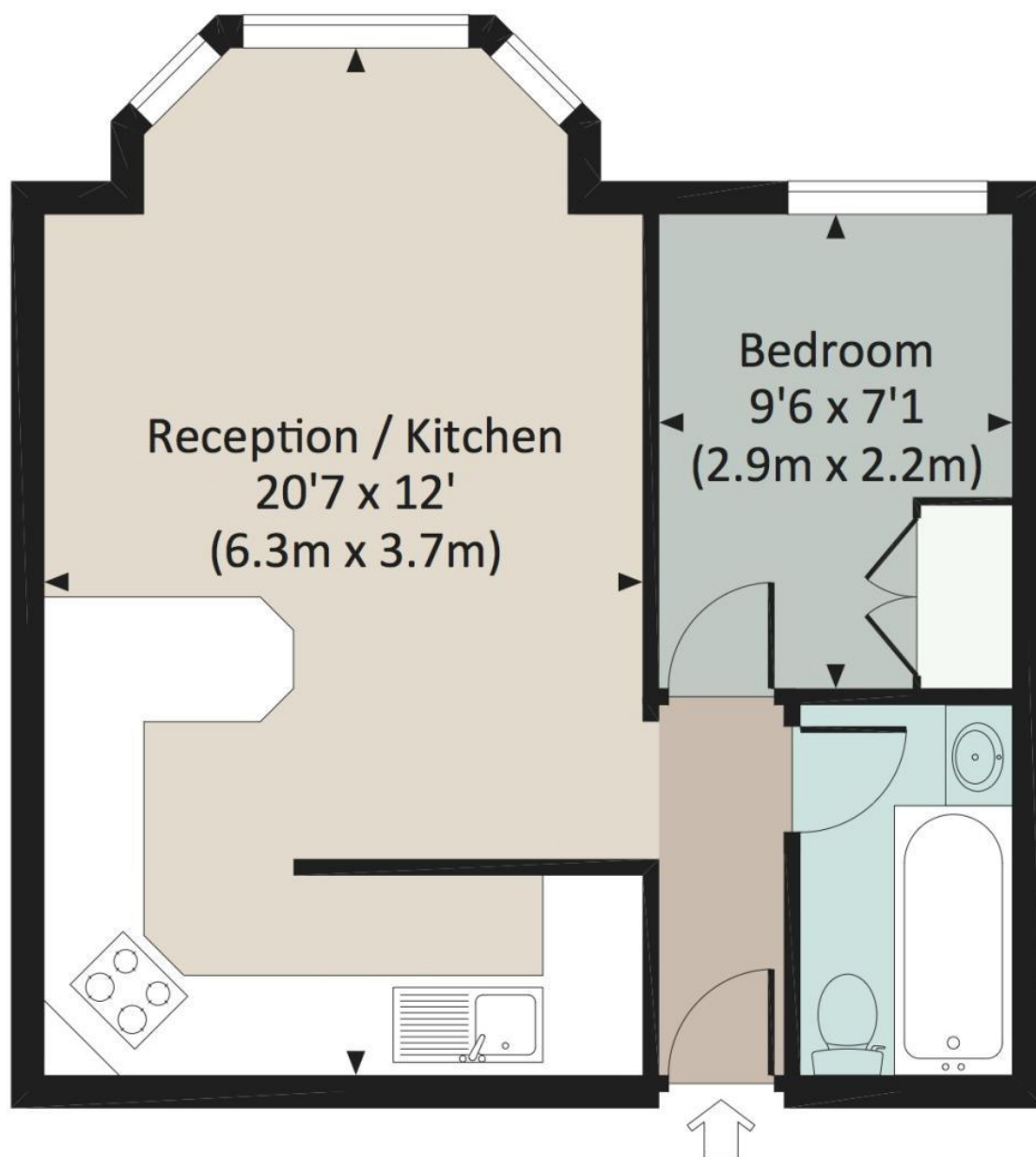
**Council Tax Band:** C (RBKC)

**EPC rating:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

## PINEHURST COURT, W11

Approx. gross internal area  
360 Sq Ft. / 33.4 Sq M.



## FOURTH FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2014  
Dowling Jones Design [www.dowlingjones.com](http://www.dowlingjones.com) 020 7610 9933

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