



LONSDALE ROAD, W11

**£825,000 SHARE OF FREEHOLD**

**AN EXCEPTIONALLY BRIGHT AND NEWLY REFURBISHED,  
TWO BEDROOM, FIRST FLOOR APARTMENT IN THIS MUCH  
SOUGHT-AFTER NOTTING HILL LOCATION.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk 178  
Westbourne Grove, London, W11 2RH

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## SUMMARY:

This charming apartment has been entirely refurbished and is presented in excellent condition throughout. Situated on the first floor of a wide period conversion, the accommodation extends to 507 sq.ft and comprises; entrance hall, reception/dining room, separate kitchen, two bedrooms and shower/wet room. Facing South to the front, the apartment benefits from an abundance of natural light which floods through the period Sash Windows, while the windows to the rear overlook Colville Mews, a quiet Mews Lane.

## 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>

The Property is located in a conservation area.

## LOCATION:

Lonsdale Road is an attractive street of colourful houses, ideally located running parallel to and just behind the most fashionable stretch of Westbourne Grove with its many fashionable boutiques, restaurants, and bars.





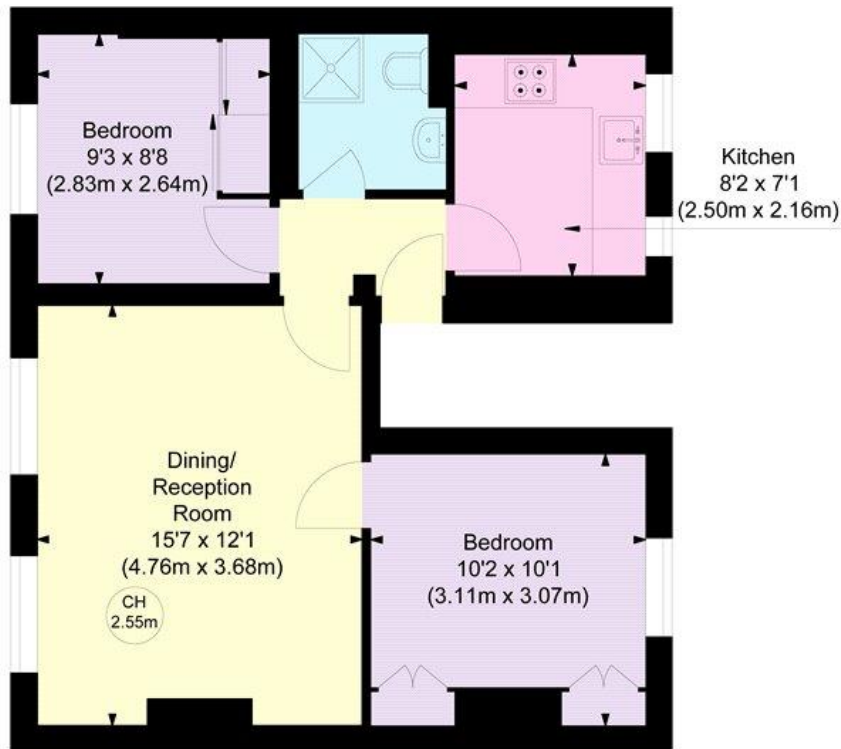
# Lonsdale Road, W11

APPROXIMATE GROSS INTERNAL AREA

507 Ft<sup>2</sup> - 47.14 M<sup>2</sup>

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :  
CH - Ceiling Height



FIRST FLOOR

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Service Charge:** £3,080 per annum

**Council Tax Band:** D (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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