



EVESHAM HOUSE, LONDON, W2

£1,450,000 LEASEHOLD (965 YEARS REMAINING)

A SPACIOUS, 3 BEDROOM, THIRD FLOOR FLAT, WITH WELL LAID OUT ACCOMMODATION AND A PARKING SPACE SITUATED IN THIS PORTERED BUILDING (WITH LIFT), LOCATED IN A PRIME LOCATION IN NOTTING HILL.

3 Bedrooms, 1 Reception Room, 3 Bathrooms, Flat/Apartment, Upper Floor with Lift, Balcony, Off Street Secure Parking, Modern, Purpose Built, Porter/Concierge, 1265 Approx Sq Ft, Service Charge £3,780 p/a

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DESCRIPTION:

The extremely spacious accommodation, which extends to 1,265 sq.ft, comprises; entrance hall with guest wc, spacious reception room, separate kitchen, three double bedrooms (the main bedroom is en-suite) and a further bathroom. A great feature of the flat is the south-east facing balcony accessed from the reception room. While requiring some updating this apartment offers the perfect blank canvas for a buyer to put their own stamp on it. The property comes with a designated parking space for one car situated in the underground car parking space. The flat also comes with the right to apply to Princes Square Communal Gardens.

LOCATION:

The building is located at the southern end of Hereford Road, an extremely convenient location a short walk from the many transport links and amenities of Notting Hill and from Kensington Gardens.

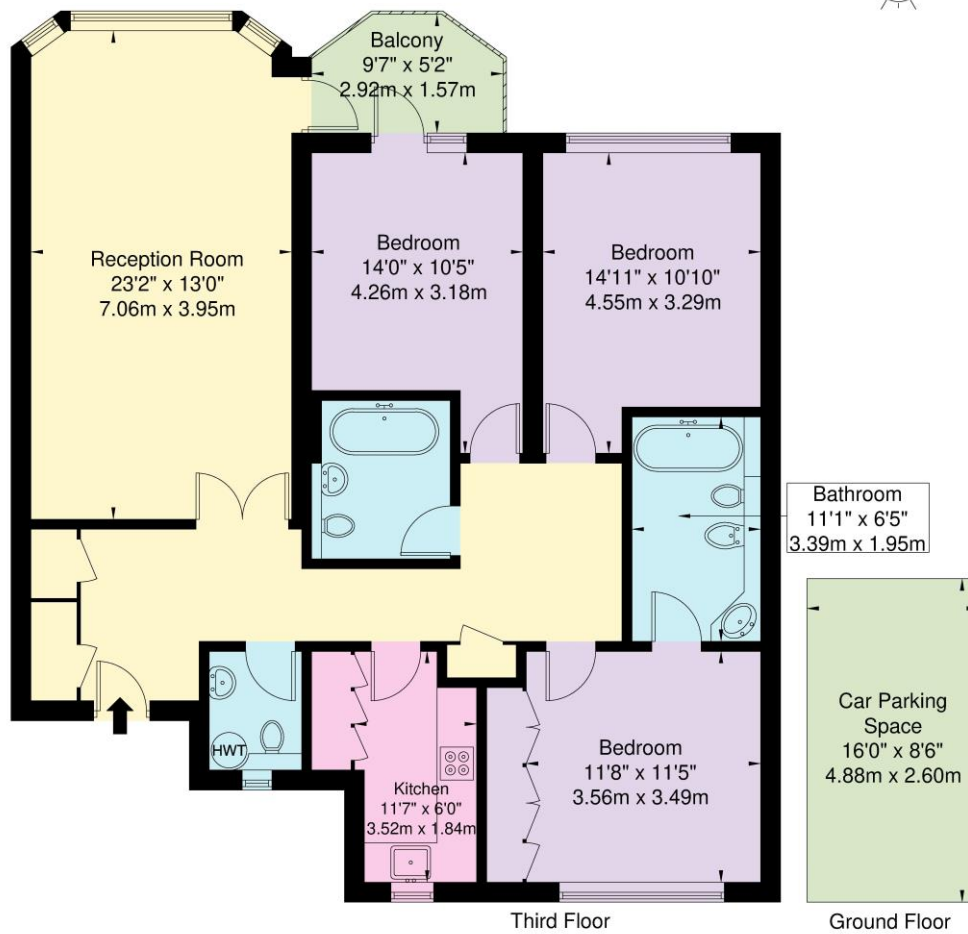
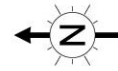
LOCAL AUTHORITY AND COUNCIL TAX BAND:

City of Westminster (Band G)



Evesham House Hereford Road, W2 4PD

Approx. Gross Internal Area = 117.5 sq m / 1265 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | 83 | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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