



St. Lukes Road, W11

£625,000 *Leasehold*



A bright one-bedroom apartment, presented in excellent condition on this attractive and peaceful tree lined street.

#### KEY FEATURES

- Presented in Excellent Condition
- Extremely Bright
- Open-Plan Reception Room
- Large Bedroom
- Built-in-Wardrobes



Notting Hill Sales

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#### DESCRIPTION

This bright and charming one bedroom flat measures 522sqft in total and occupies the second floor of a period building. It features wonderfully light, west facing open plan living space to the front and bedroom and bathroom to the rear. There is wooden flooring throughout and floor to ceiling wardrobes in the bedroom.

#### LOCATION

St Lukes Road is a peaceful, tree lined street running north from Westbourne Park Road, a short walk from the many shops and restaurants of Ledbury Road and Westbourne Grove and a very short walk from Westbourne Park underground station.

For more information, please contact the agent.



## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** 110 year and 0 months

**Service Charge:** £2,244 per annum

**Ground Rent:** N/A

**Council Tax Band:** D (Westminster)

**EPC rating:** B

**Is the property listed:** Property is not listed

### Utilities:

**Electricity supply:** Mains Supply

**Sewerage supply:** Mains Supply

**Water supply:** Mains Supply

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

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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



<https://www.winkworth.co.uk/sale/property/NHS250207>

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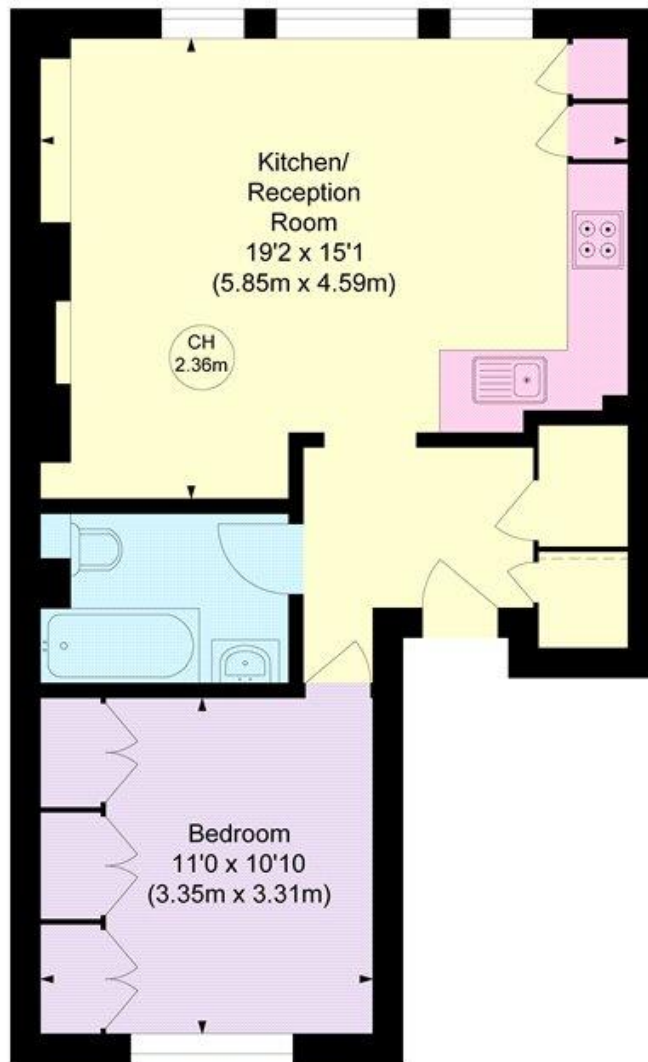


# ST LUKES ROAD, W11

APPROXIMATE GROSS INTERNAL AREA  
513 Ft<sup>2</sup> - 47.65 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



SECOND FLOOR

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