



DAWSON PLACE, W2

**£625,000 SHARE OF FREEHOLD**

**A NEWLY REFURBISHED, CHIC AND STYLISH, ONE  
BEDROOM FLAT SITUATED ON THE RAISED GROUND  
FLOOR OF THIS PERIOD BUILDING.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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## DESCRIPTION:

This gorgeous and band newly refurbished flat is situated on the raised ground floor of this period building and extends to 464 sq.ft. To the front is a large south facing reception room, with stunning period features such as a wide sash window, large fireplace with an impressive wood chimney piece, wide-plank wood floor, and decorative cornicing. The newly installed kitchen has been well thought out, with marble worktops and integrated appliances. Quietly located at the rear is a spacious bedroom, with an striking newly fitted shower room and built in wardrobes while the w.c is located in the hallway, with storage and space for the washing machine.

## 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>

## LOCATION:

Dawson Place is one of Notting Hill's finest roads - a residential street of imposing stucco fronted villas running west from Pembridge Villas, well placed between and short walk from the amenities of Notting Hill Gate and the boutiques and restaurants of Westbourne Grove.





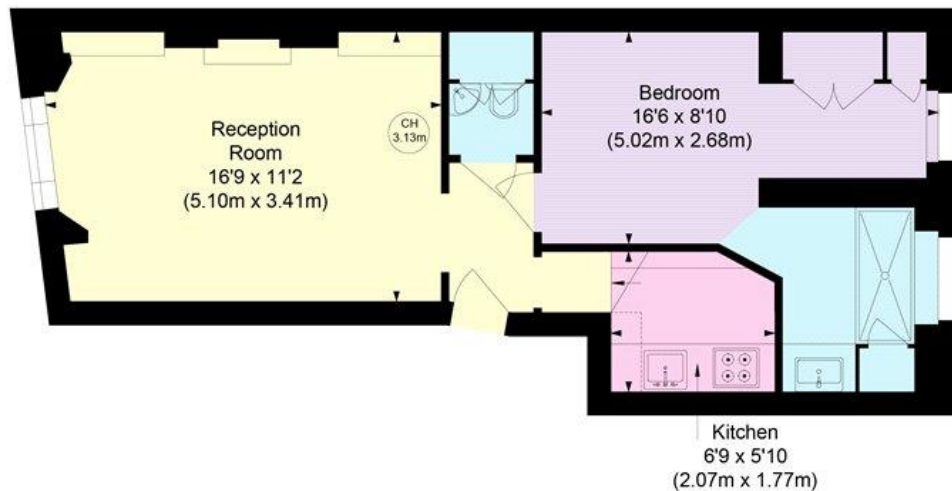
# DAWSON PLACE, W2

APPROXIMATE GROSS INTERNAL AREA

471 Ft<sup>2</sup> - 43.8 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



GROUND FLOOR

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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Share of Freehold

**Term:** 994 year and 8 months

**Service Charge:** £2500 per annum

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

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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