

ST. LUKES ROAD

NOTTING HILL, W11

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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NOTTING HILL, W11

A bright and well-proportioned third-floor apartment with a private balcony, ideally positioned in the heart of Notting Hill and offered chain free.

The property offers excellent potential to create a wonderful home, currently comprising a separate reception room and kitchen, bathroom and separate WC, with scope to reconfigure and refurbish to suit. Further benefits include private external storage and access to a beautifully maintained communal garden.

Perfectly placed just moments from Portobello Road and its famous market, with Westbourne Park and Ladbroke Grove underground stations close by, the flat enjoys an enviable combination of character, convenience and connectivity. Westbourne Grove, Queensway and Hyde Park are also within easy reach, offering an exceptional selection of shops, restaurants, cafés and green spaces.

A fantastic opportunity to create a stylish Notting Hill home in one of West London's most vibrant and desirable locations.

Three Bedrooms, Reception, Kitchen, Two Bathrooms, Balcony











£600,000
Subject to Contract

Local Authority: Westminster City Council

Council Tax Band: D

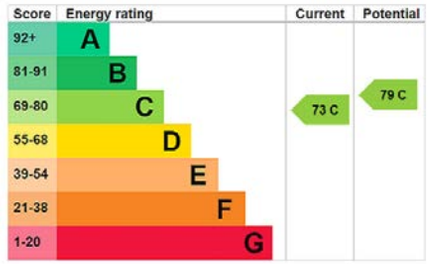
Tenure: Leasehold to 2114 (approx. 88 years remaining)

Ground Rent: approx. £10 per annum

Service Charge: approx. £3,200 per annum

Reference: CSE263315

Approximate Gross Internal Area: 807 sq. ft.



ST. LUKES COURT, ST. LUKES ROAD, W11

Approximate Gross Internal Area 75 sq m / 807 sq ft



Third Floor

Floor Plan produced for John D Wood by Mays Property Marketing © . Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

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