



**St Lukes Road, Portobello, W11 1DH**

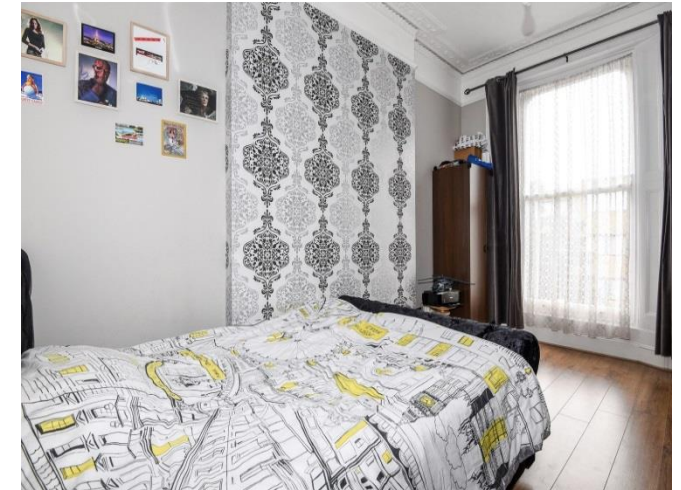


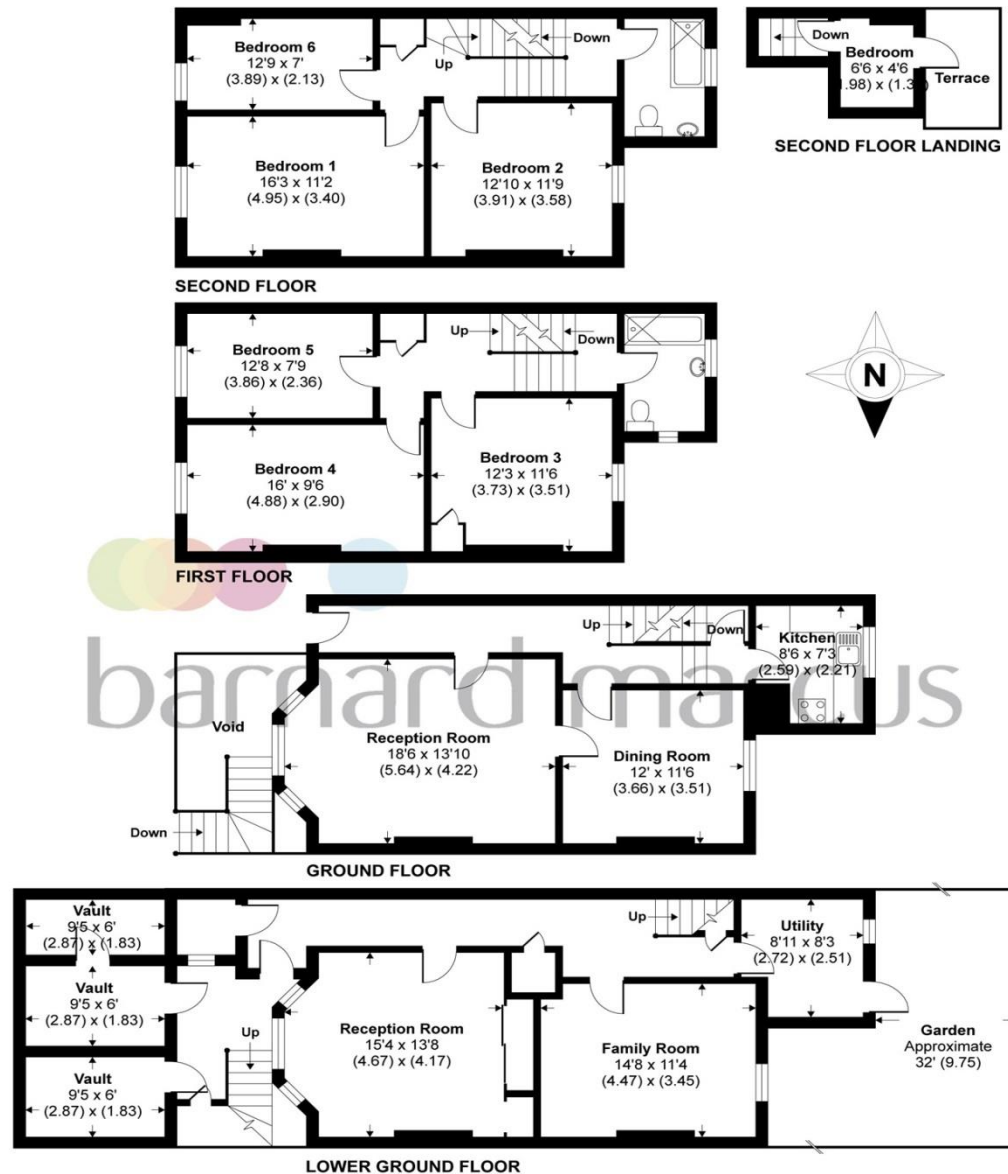
## ***Welcome to*** **St Lukes Road**

**A superb opportunity to acquire a six bedroom, four reception room handsome period townhouse in sought after Portobello.**

Arranged over four floors, this spacious and versatile family home offers an excellent opportunity for renovation, refurbishment or conversion (subject to the necessary planning consent) to the buyer's requirement. The property briefly currently comprises four reception rooms, six bedrooms, kitchen, utility room and two bathrooms. Outside to the rear is a good size enclosed garden, approximately 32 feet in length, while to the front are two sizeable vaults offering useful external storage space.

The area offers a fine range of local amenities including restaurants, bars, coffee houses and an eclectic mix of independent shops, boutiques and the famous Portobello Road market, together with good bus and London Underground services.





## St Lukes Road, London, W11

APPROX. GROSS INTERNAL FLOOR AREA 2574 SQ FT 239.1 SQ METRES (INCLUDES VAULTS)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Welcome to St Lukes Road

- Six bedrooms
- Four reception rooms
- Period property
- Renovation/development
- Enclosed rear garden

Tenure: Freehold EPC Rating: E

price on application



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
HLD103000 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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