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Notting Hill Gate, London

Price £850,000



A large duplex apartment offering 1,000 sq.ft of living space and located on the ground and first floors of Ivy Lodge which is located in the heart of the desirable and sought after Notting Hill Gate.

Consisting of a well sized living room with doors leading to a private balcony. There is also a kitchen with space for a dining table. The first floor has three bedrooms and two bathrooms, as well as plenty of storage. The apartment boasts wooden floors throughout, double glazing and is sold chain free.

Situated in a prime location in Notting Hill Gate, this property is directly across from the underground station, which is on the Central line between Holland Park to the west and Queensway to the east

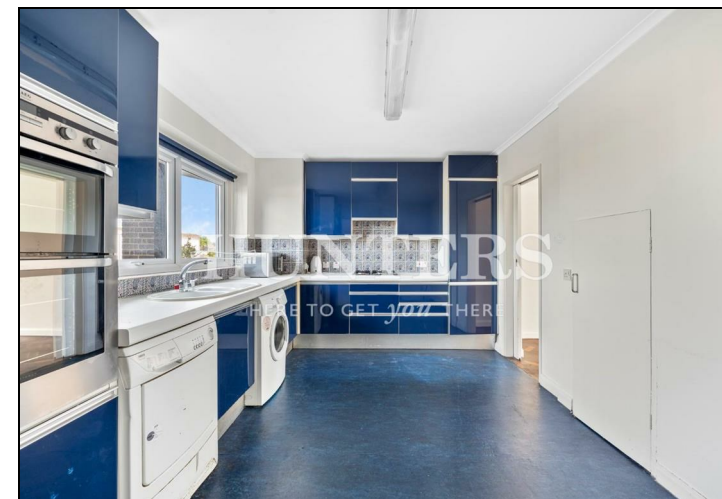
Notting Hill Gate is a lively and fashionable area in West London, known for its vibrant atmosphere and beautiful architecture. Featuring Portobello Road market, Notting Hill carnival, Kensington Gardens and Holland Park for outdoor activities.

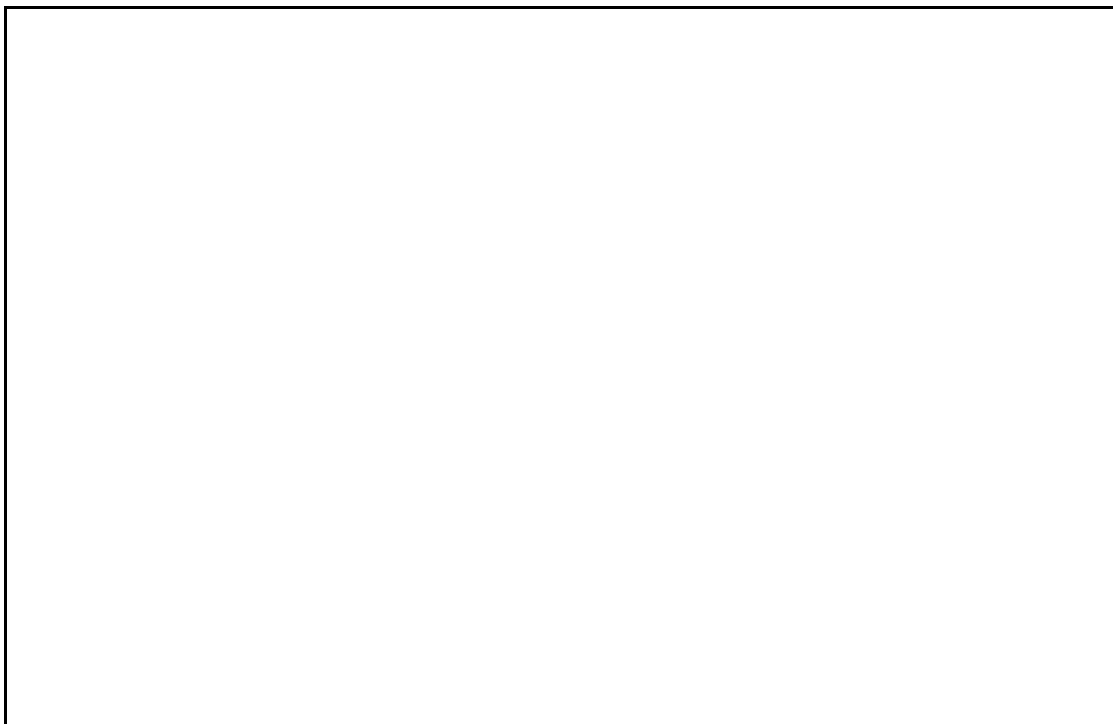
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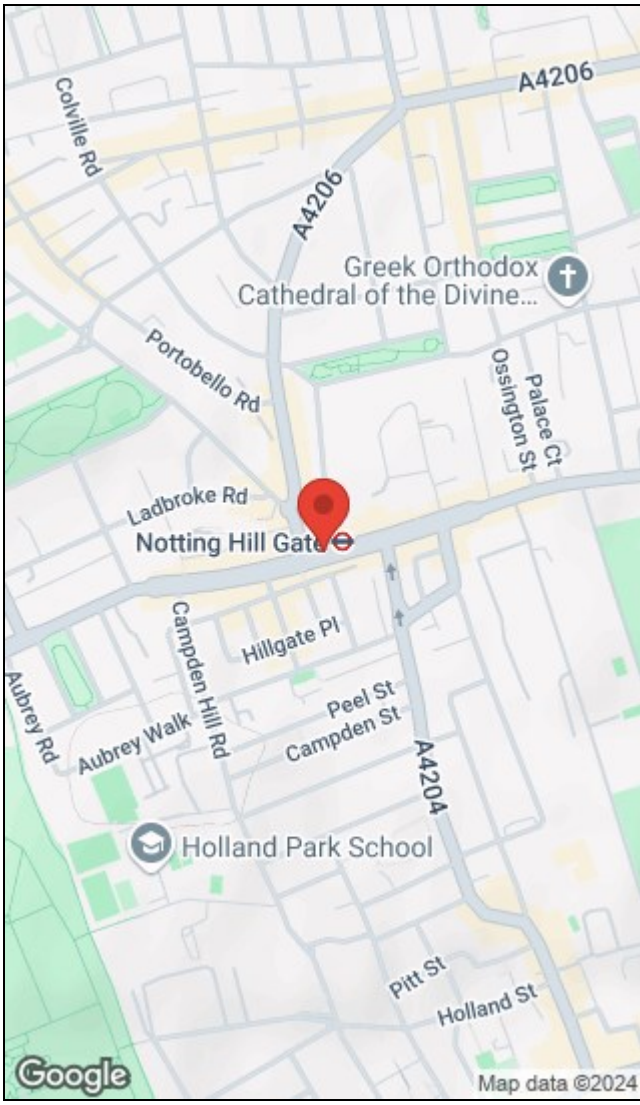
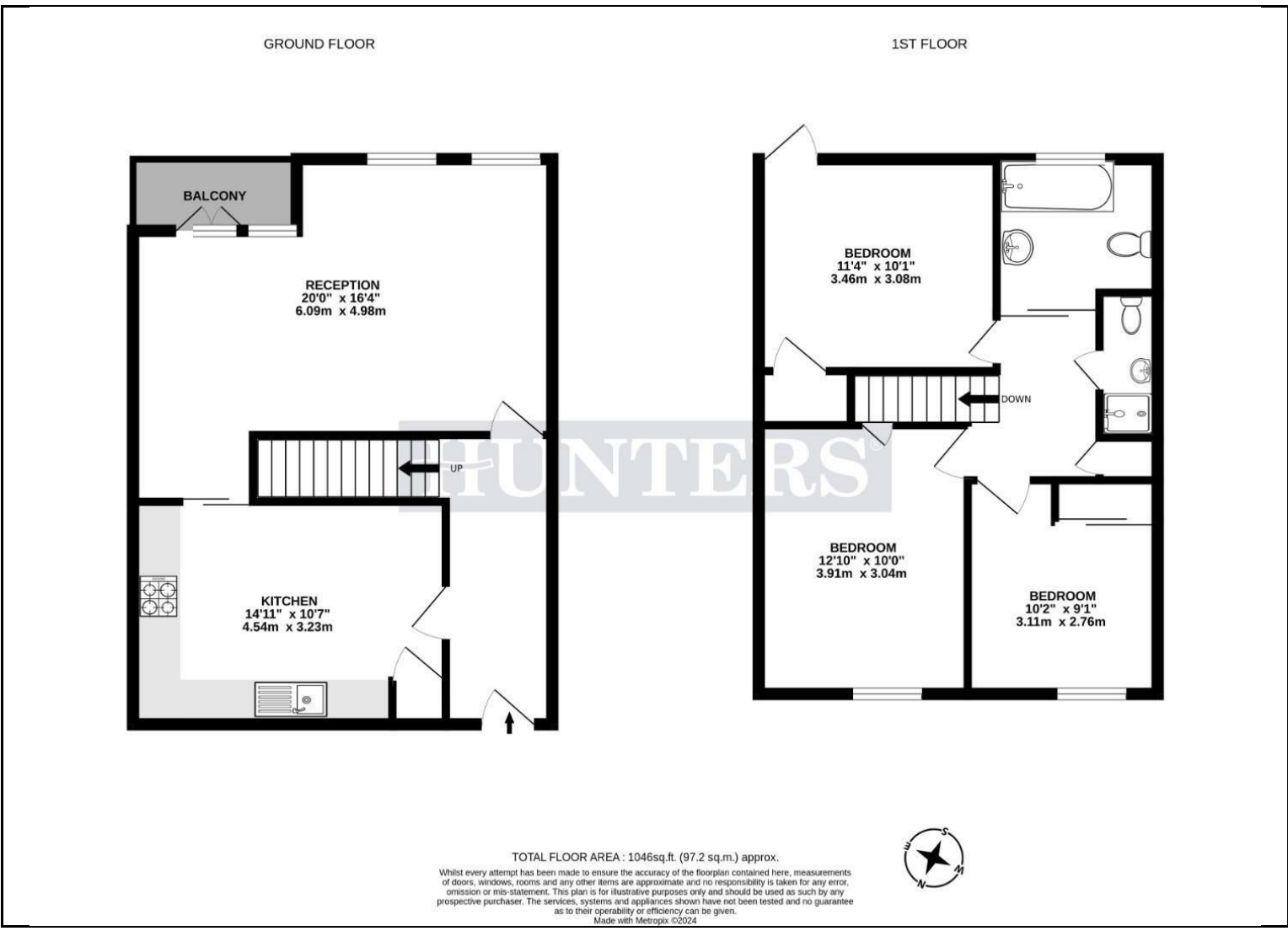


KEY FEATURES

- Over 1000 sqft of internal accommodation spanning two floors
- Private Balcony direct from reception room
- Sought after location - access to Kensington and Holland Park
 - Lease in excess of 100 years
 - Natural light
 - Sold Chain Free







| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | Very environmentally friendly - lower CO ₂ emissions | |
| (81-91) B | | (92 plus) A | |
| (69-80) C | | (81-91) B | |
| (55-68) D | | (69-80) C | |
| (39-54) E | | (55-68) D | |
| (21-38) F | | (39-54) E | |
| (1-20) G | | (21-38) F | |
| Not energy efficient - higher running costs | | | |
| | 66 | | 75 |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| England & Wales | | England & Wales | |

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