



Colville Road, London W11



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Situated on the first floor of a classic period building, Colville Road features high ceilings, a private outdoor area, and original period details throughout. Upon entering the apartment, there is a spacious open-plan kitchen and living area on the left, which leads to a balcony. The room is illuminated by large triple bay windows and high ceilings, perfectly complemented by dark wooden parquet flooring. The bathroom is positioned near the entrance hall, while toward the back of the property are two well-proportioned double bedrooms.



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Guide price: £1,650,000

Tenure: Share of freehold plus leasehold, approximately 954 years remaining

Service charge: £2,400 per annum, reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: E





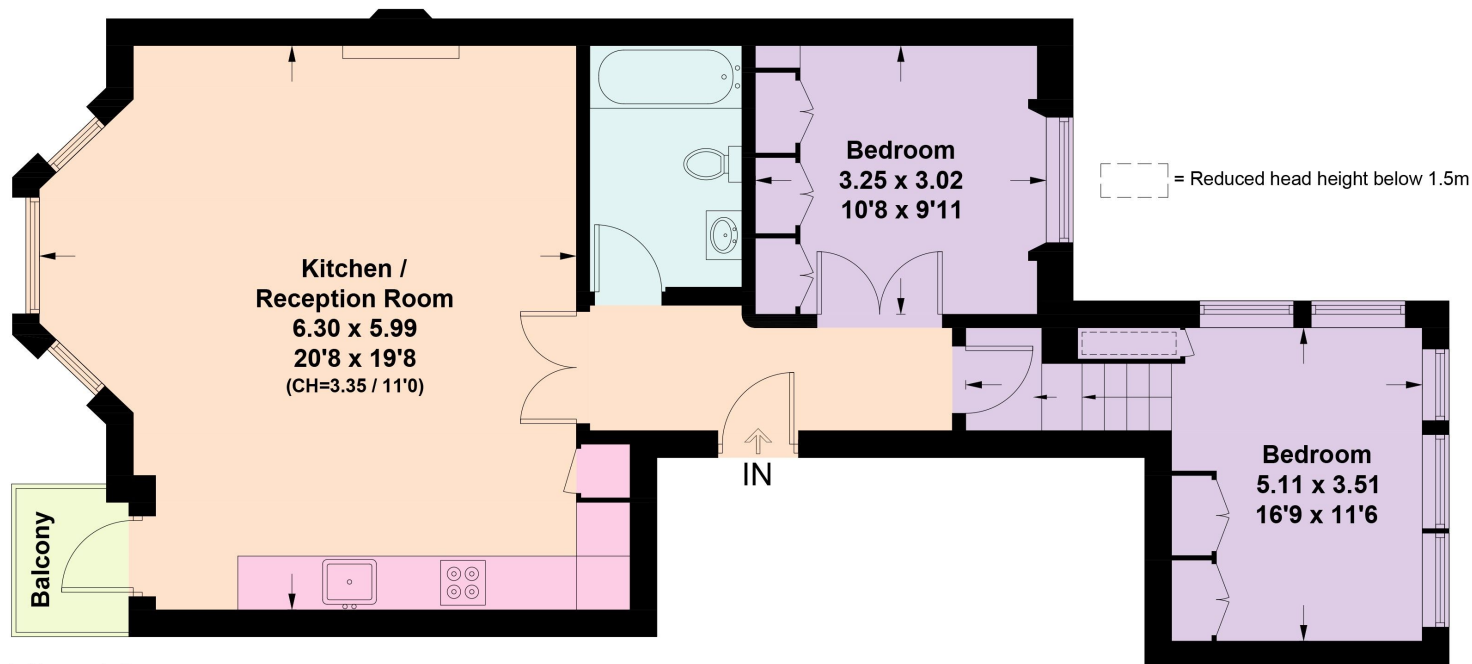


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Approximate Gross Internal Floor Area

69.6 sq m / 749 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor

Knight Frank

Notting Hill

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We would be delighted to tell you more

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Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2024. Photographs and videos dated September 2024.

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