



## HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

### Hatherley Court, Hatherley Grove, London



### Asking Price £645,000

Stunningly bright and spacious 1 bedroom flat refurbished in a stylish and contemporary design. Situated on the top floor of a highly sought-after purpose-built mansion block with lift access, CCTV security and on-site porter/caretaker.

The flat is flooded with natural daylight and the layout lends itself to a great living and entertaining space. Upon entering there is a comfortable dining hall leading to a bright, spacious living room with great views. A good sized kitchen fitted with high quality appliances leads directly to a west-facing outdoor space to sit and enjoy morning coffee or a glass of wine at sunset. The bedroom is a generous size with amazing views, and the stunning bathroom is bright and spacious. Good energy efficiency. The flat benefits from partial communal central heating, which reduces the need for additional independent heating.

Located in Hatherley Grove, a quiet, cul-de-sac just off Westbourne Grove with Gail's Coffee shop on the corner and an array of cafes, restaurants and shops of Notting Hill just moments down the road. Excellent transport links with a choice of tube stations: Bayswater, Royal Oak, Queensway and Paddington with the new Elizabeth Line/Crossrail, and numerous bus routes to the West End and City.

Viewing highly recommended.

142 Year Lease Remaining  
Service Charge: £5000 approx.  
EPC Rating: C  
Council Tax Band: C

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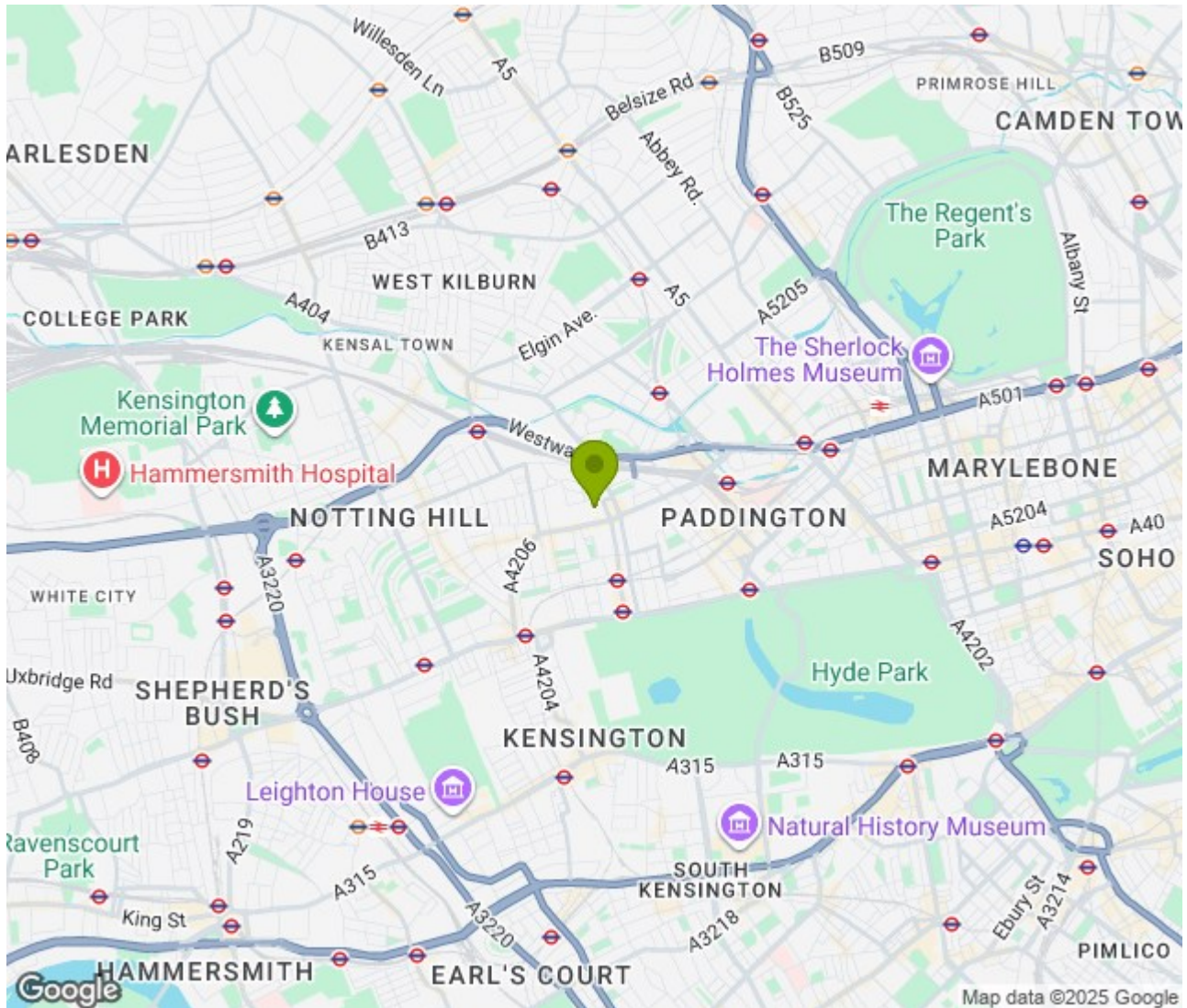
[www.hydeparkagencies.com](http://www.hydeparkagencies.com)

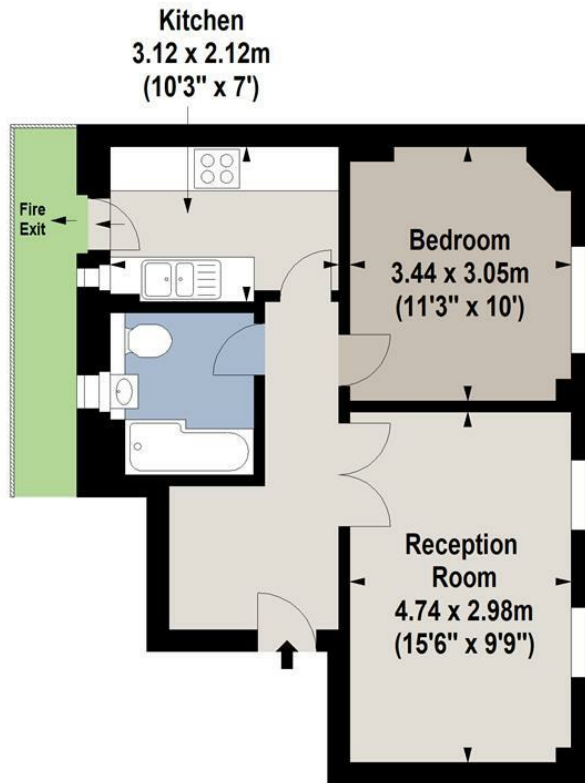






**Location:** , London





Sixth Floor

For Identification Purposes Only. Not To Scale. © www.totalvista.uk 2023

Hatherley Court,  
Hatherley Grove, W2

Approx. Gross Internal Area  
44.68 Sq M - 481 Sq Ft



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>70</b>                                   | <b>70</b>               |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>70</b>                                                       | <b>70</b>               |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |