



St. Lukes Road
Notting Hill, W11

CHESTERTONS





A beautiful two-bedroom garden flat refurbished to a high specification throughout. The apartment has two double bedrooms, family bathroom and a stunning open plan kitchen and double reception room overlooking the garden. The apartment benefits from wooden floors throughout, private entrance and a sunny dining area, which opens up through French doors on to the south-west facing private garden.

St. Lukes Road is a lovely residential road, well located within Notting Hill and within easy reach of Portobello Road (0.2 miles), Westbourne Grove (0.4 miles) and Westbourne Park Road tube station for the Circle and the Hammersmith and City lines (0.3 miles).

- Two double bedrooms
- South west facing garden
- Private entrance
- Wooden floors
- Great Notting Hill location

Asking price £950,000

Energy Efficiency Rating		Current	Potential
100-80	A		
80-65	B		
65-55	C	73	77
55-45	D		
45-35	E		
35-25	F		
1-25	G		

Not energy efficient - higher rating costs
EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Leasehold 146 years 8 months remaining.

Service Charge: £4,150 p.a. (plus £520 p.a. paid in to a reserve fund).

Ground Rent: £0

Local Authority: RBKC

Council Tax Band: E

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

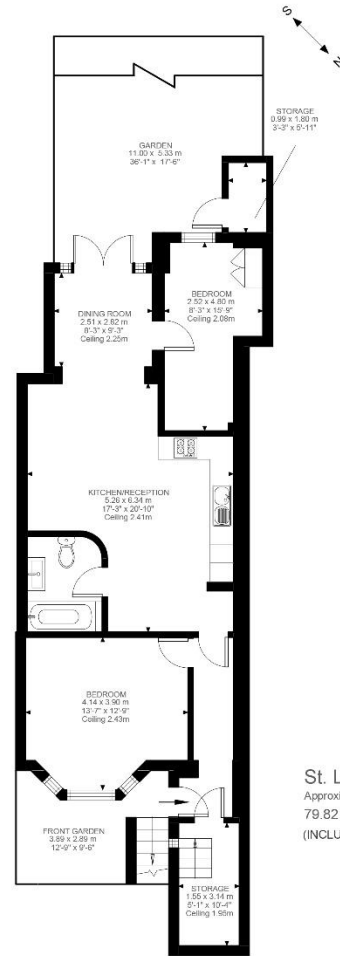
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St. Luke's Road, W11
 Approximate Gross Internal Area
 79.82 SQ.M / 859 SQ.FT
 (INCLUDING STORAGE)

Lower Ground Floor
 859 FT²

Illustration for identification purposes only. Not to scale.
 Floor Plan Drawn According To RICS Guidelines.

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