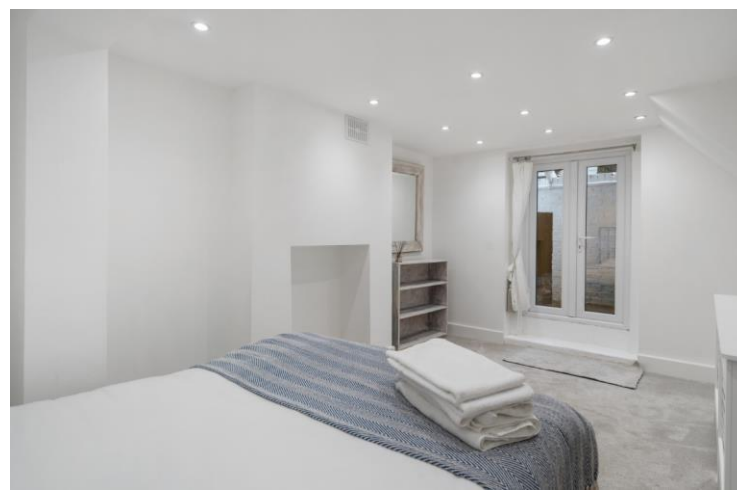




Needham Road
Notting Hill, W11

CHESTERTONS





This beautifully presented flat on the ground and lower ground floor is available chain free, and situated in a sought-after area of Notting Hill. On the ground floor the flat has its own private front door, an open plan kitchen and living room, a courtyard garden, and a family bathroom. The lower ground floor features a double bedroom, a spacious office currently used as a bedroom (large enough to accommodate a king-sized bed), and abundant storage in multiple vaults.

Nestled on picturesque Needham Road, just off Westbourne Grove, this flat is ideally located 0.4 miles to Portobello Road and 0.6 miles from Notting Hill Gate underground station providing excellent transport links.

- Own front door
- Bright open plan kitchen living room
- Private patio garden
- Split level
- Great Notting Hill location

Asking Price £825,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold, 985 years with a Share of Freehold.
Service Charge: Adhoc - Approx. £500 p.a. (building insurance).
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: F

Chestertons Notting Hill Sales

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 Notting Hill
 London
 W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585

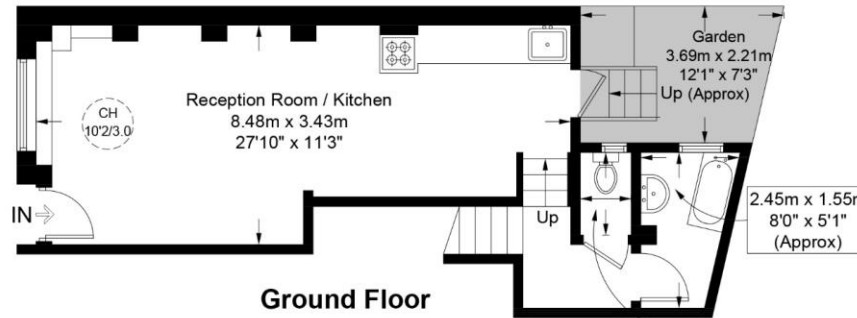
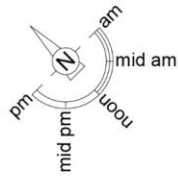
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Needham Road, W11

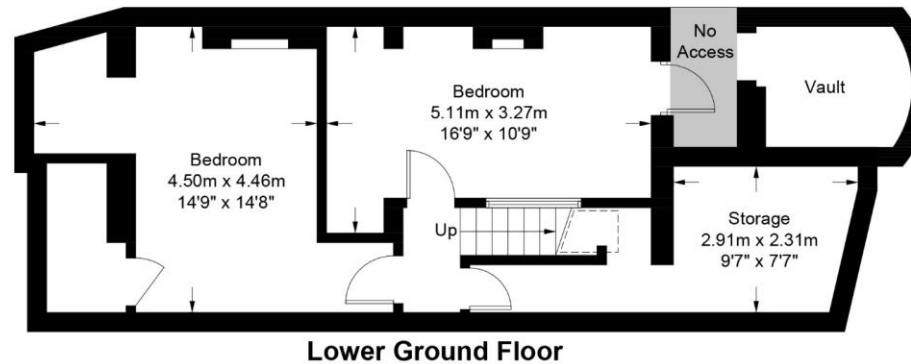
Approximate Gross Internal Area = 948 sq ft / 88.1 sq m

Restricted Height = 6 sq ft / 0.6 sq m

Vault = 46 sq ft / 4.3 sq m



= Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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