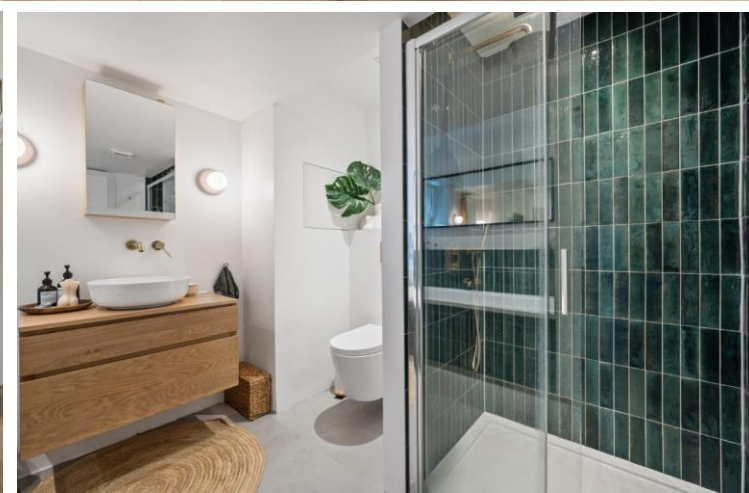




Colville Road
Notting Hill, W11

CHESTERTONS





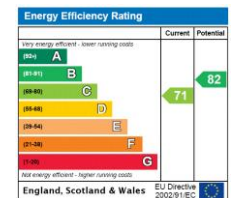
Nestled in a prime Notting Hill location, this exquisite first-floor apartment offers a perfect blend of period charm and modern convenience. Boasting two bedrooms and a mezzanine office, this bright and peaceful property exudes sophistication and elegance. The well-maintained interior features high ceilings and large windows that flood the rooms with natural light.

The property benefits from a recent refurbishment which has been thoughtfully designed to maximise space and functionality. It also has a Share of the Freehold and long underlying lease. The open-plan layout creates a seamless flow between the south-west facing living, dining and kitchen areas, making it ideal for both relaxing and entertaining.

Conveniently located close to Westbourne Grove, transport links (Notting Hill Gate is 0.5 miles) and green spaces, this apartment offers a comfortable and stylish lifestyle for its new occupants. Do not miss the opportunity to make this stunning property your new home. Contact us today to arrange a viewing.

- Two bedrooms and an office.
- Beautifully refurbished.
- Prime location near Westbourne Grove and Portobello Road.
- Share of the Freehold.
- Bright and peaceful.
- RBK&C Permits available.

Asking Price £1,400,000



Tenure: Leasehold. 983 years remaining with a Share of Freehold.

Service Charge: £4,542 p.a. There is an additional reserve fund contribution of £1,500 pa. Major works recently completed on the building. Service Charges and Reserve Fund Contribution are expected to significantly reduce in the coming months.

Ground Rent: £0

Local Authority: RBK&C

Council Tax Band: F

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

W11 2AB

nottinghill@chestertons.co.uk

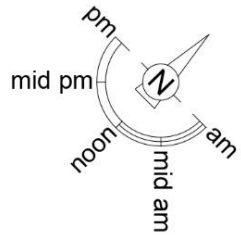
0203 040 8585


chestertons.co.uk

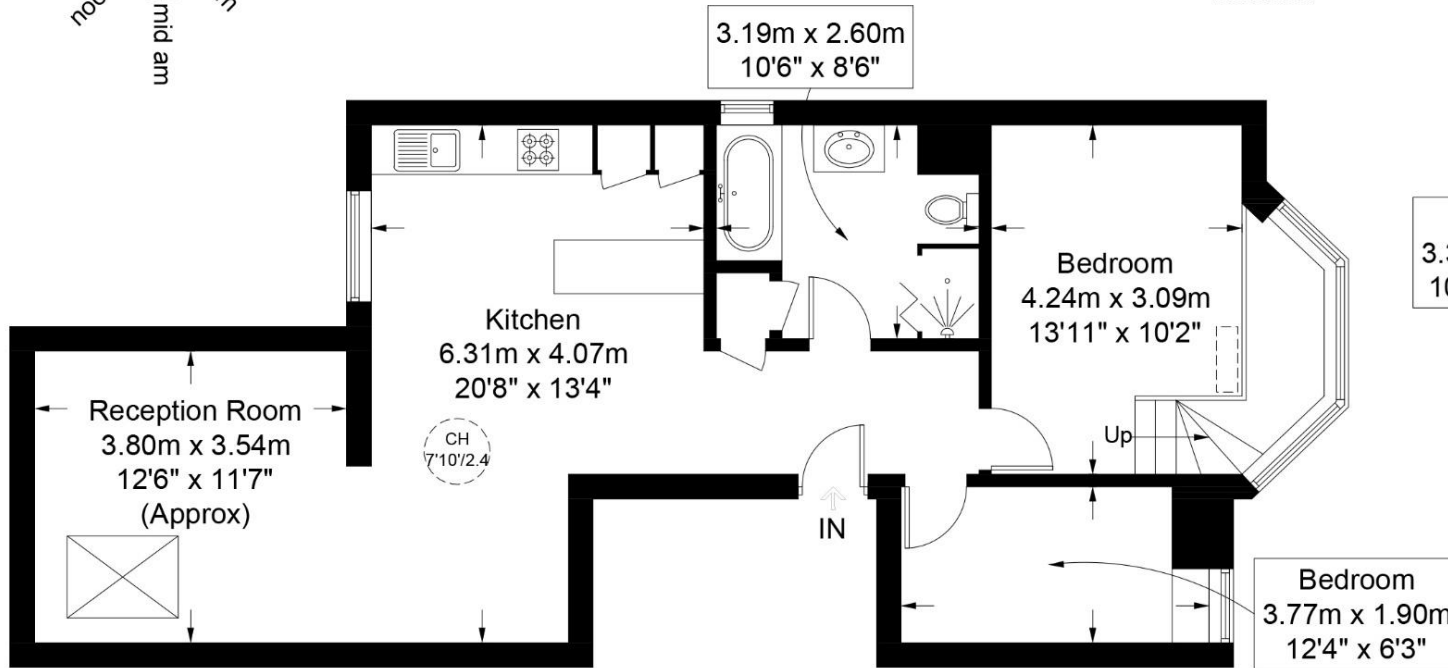
Colville Road, W11

Approximate Gross Internal Area = 920 sq ft / 85.5 sq m

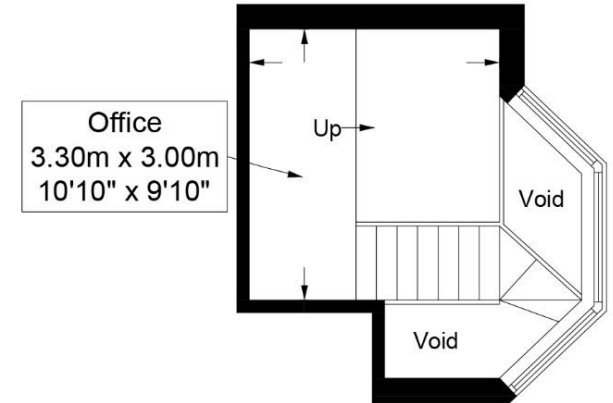
Restricted Height = 2 sq ft / 0.2 sq m



 = Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor / Mezzanine

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is 100% recyclable