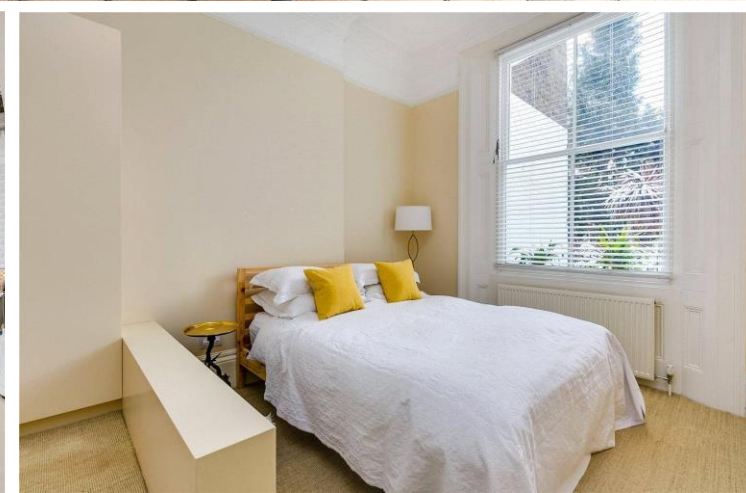




St. Lukes Road
Notting Hill, W11

CHESTERTONS





A stunning raised ground floor flat on St. Luke's Road, Notting Hill, featuring a charming terrace and a bright, airy reception room with impressive 3.3-meter-high ceilings. The spacious bedroom includes generous built-in storage, while the kitchen, positioned at the rear of the flat, opens to a west-facing terrace ideal for enjoying the afternoon sun.

St. Luke's Road is a picturesque residential street, conveniently located in the heart of Notting Hill. It is within easy reach of the vibrant Portobello Road (0.2 miles), the stylish Westbourne Grove (0.4 miles), and Westbourne Park Tube Station (0.3 miles), offering access to the Circle and Hammersmith & City lines.

- Stunning raised ground floor flat on St. Luke's Road, Notting Hill
- Bright reception room with 3.3-meter-high ceilings
- Spacious bedroom with ample built-in storage
- West-facing terrace perfect for afternoon sun
- Ideally located near Portobello Road and Westbourne Park Station

Asking Price £900,000

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

Service Charge: £3,000 p.a.

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: E

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

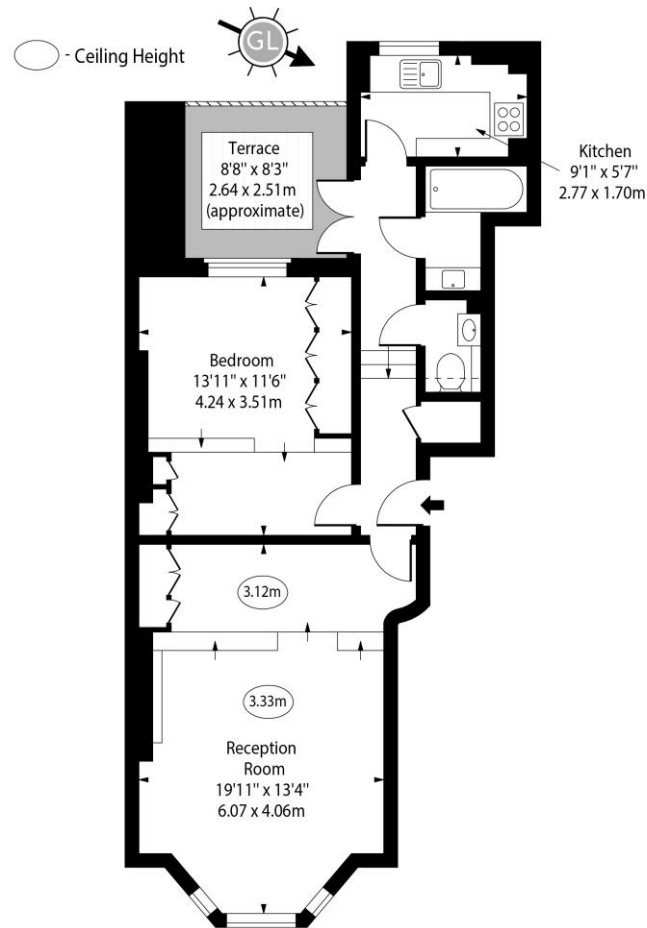
W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585

chestertons.co.uk

St. Lukes Road, W11



Ground Floor

Approx Gross Internal Area 600 Sq Ft - 55.74 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 025436E

Chesterton UK Services Limited 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 UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable