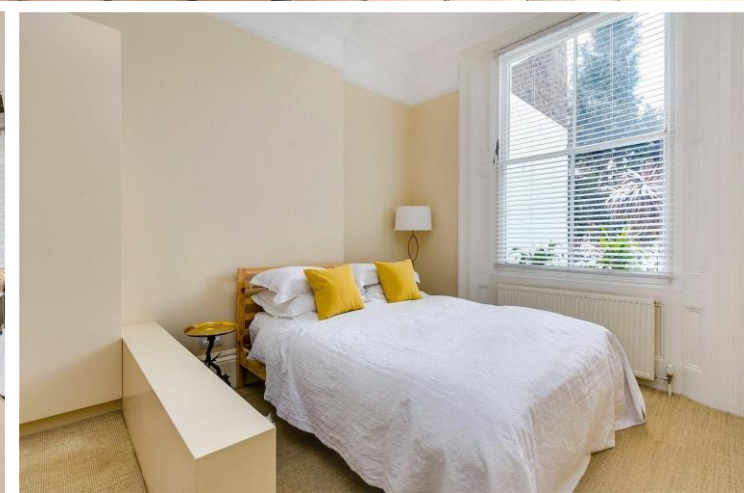




St. Lukes Road
Notting Hill, W11

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 £800,000

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
48-54	E		
35-47	F		
1-34	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

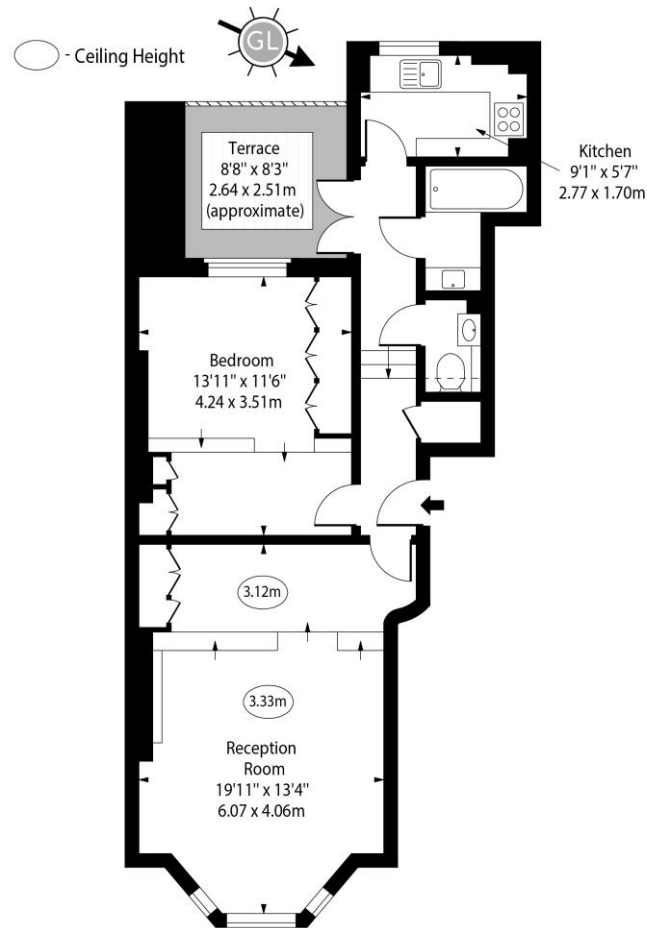
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 Notting Hill
 London
 W11 2AB

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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

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