



Pinehurst Court  
1-3 Colville Gardens, W11

CHESTERTONS









A lovely one bedroom 3rd floor flat (with lift) in Pinehurst Court, a popular portered building on Colville Gardens, Notting Hill.

The property is well arranged so maximises the space, and is presented in very good order. It consists of a south-west facing kitchen/reception room, a bedroom, and shower room. There is an un-demised flat roof off the bedroom and the seller has looked into the possibility of buying this space and installing French doors so that it could be used as a terrace.

Pinehurst Court is a lovely gated mansion block with manicured communal gardens. It is well located for the many shops & restaurants of Portobello Road and Westbourne Grove. Notting Hill Gate underground station (Central, District, and Circle lines) is 0.6 miles away.

- 3rd floor flat with lift.
- Gated mansion block with porter.
- South-west facing kitchen/reception room.
- Seller has looked into acquiring the flat roof to be used as a terrace.

Asking Price £400,000

Energy Efficiency Rating		Current	Potential
100-92	A		
81-91	B		
62-80	C		82
43-61	D	61	
23-42	E		
7-22	F		
1-6	G		

Not energy efficient - higher rating code

EU Directive 2002/91/EC  
England, Scotland & Wales

**Tenure:** Leasehold 98 years remaining.

**Service Charge:** £2,549 p.a.

**Ground Rent:** £60 p.a

**Local Authority:** The Royal Borough of Kensington & Chelsea

**Council Tax Band:** B

*Chestertons Notting Hill Sales*

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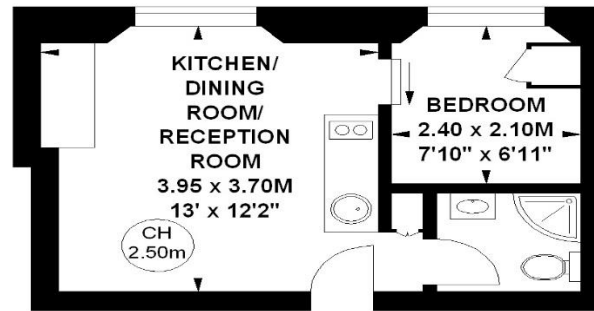
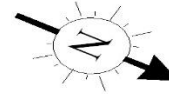
[chestertons.co.uk](http://chestertons.co.uk)

# Pinehurst Court, W11

Approximate gross internal area

23.23 sq m / 250 sq ft

Key :  
CH - Ceiling Height



## Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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