

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.

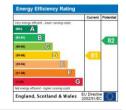
The property is well arranged so maximises the space, and is presented in very good order. It consists of a south-west facing kitchen/reception room, a bedroom, and shower room. There is an un-demised flat roof off the bedroom and the seller has looked into the possibility of buying this space and installing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

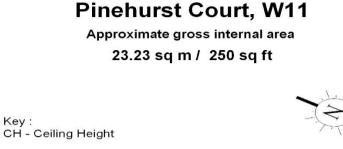
Tenure: Leasehold. 98 years remaining. Service Charge£ 2,549 p.a. Ground Rent: £60 p.a Local Authority: Kensington & Chelsea Council Tax Band: B

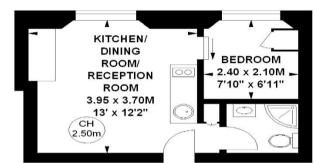
Asking Price £375,000



Chestertons Notting Hill Sales

30 Ledbury Road Notting Hill London W11 2AB <u>nottinghill@chestertons.co.uk</u> 0203 040 8585 chestertons.co.uk





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. Copyright of FeaturePRO.

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 | Chestertons | Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaudh Street, Hyde Park, London W2 2AB Registered Company Number 0534580.

