



Lancaster Road
Notting Hill, W11

CHESTERTONS





A beautifully bright and spacious upper maisonette occupying the first, second, and third floors of an elegant Victorian terraced house, just moments from Ladbroke Grove and the vibrant Portobello Road.

This charming home boasts generous proportions and an abundance of natural light. The first floor features a stunning eat-in kitchen, a separate reception room with a characterful fireplace and large sash windows, creating a warm and inviting atmosphere. A good sized bedroom with an en-suite bathroom is conveniently located on the half-landing below. On the second floor, there are two spacious double bedrooms, a bathroom, and a private roof terrace. The top floor offers a study / bedroom, ideal as a guest room, or work space.

Superbly located, this home is within easy reach of the excellent shopping and dining destinations of Westbourne Grove and Portobello Road. It also enjoys excellent transport links, with Ladbroke Grove (150 meters) , Holland Park (0.8 miles), and Notting Hill Gate underground stations (0.9 miles) close by.

- Spacious upper maisonette
- Eat-in kitchen, separate reception room, and period features
- Private roof terrace
- Three double bedrooms plus an additional top-floor study
- Prime location near Portobello Road with excellent transport links
- Share of Freehold.

Asking Price £1,350,000

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38	45	58
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Tenure: Leasehold. 94 years remaining with a Share of Freehold.

Service Charge: £505.00 p.a.

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: F

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

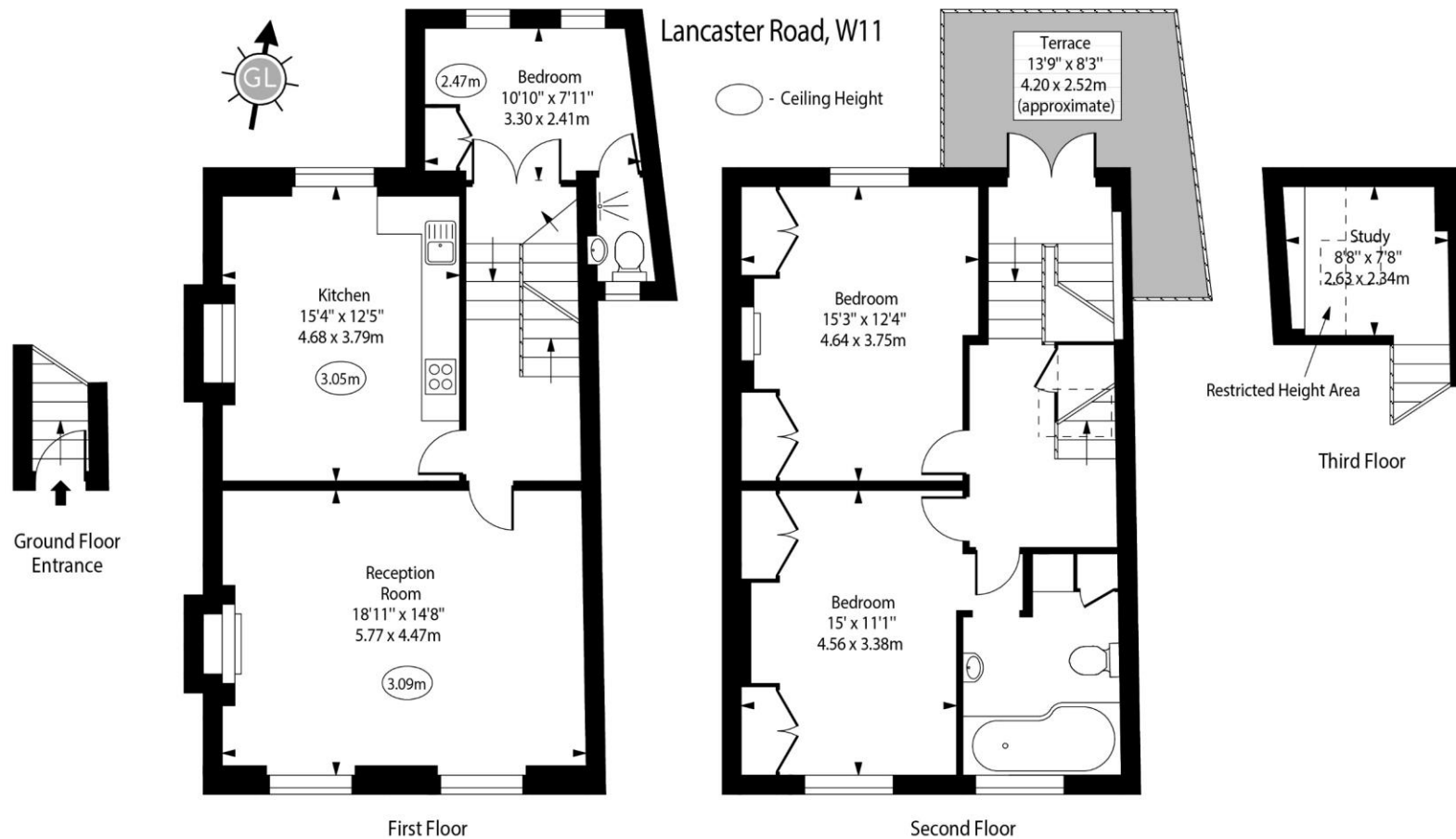
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Approx Gross Internal Area 1335 Sq Ft - 124.02 Sq M
Approx. Floor Area Including Restricted Heights 1358 Sq Ft - 126.16 Sq M

For Illustration Purposes Only - Not To Scale
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