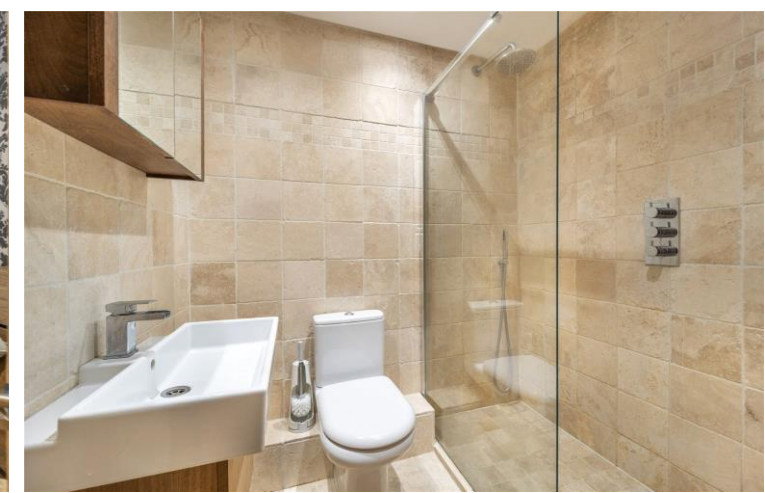




St. Lukes Road  
Notting Hill, W11

CHESTERTONS









This beautiful two-bedroom flat is located in a period building in Notting Hill. The flat has its own private entrance and a large west-facing garden that opens up off the living room. There are two double bedrooms, a family bathroom, a fully fitted open plan kitchen with living and dining area, and a convenient guest cloakroom.

St Luke's Road is within close proximity to all the amenities of Portobello Road and Westbourne Grove, as well as having easy access to both Ladbroke Grove, Westbourne Park and Notting Hill Gate station.

- Elegant two bedroom Notting Hill flat
- Private entrance and west-facing garden
- Open-plan living and guest WC
- Close to amenities on Portobello Road and Westbourne Grove
- Excellent transport links

Asking Price £775,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	76	82
55-68 D		
49-54 E		
41-48 F		
31-40 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Share of Freehold. 90 years 0 years remaining.  
**Service Charge:** £780 p.a. (£65 paid monthly)  
**Ground Rent:** £0  
**Local Authority:** RBK&C  
**Council Tax Band:** D

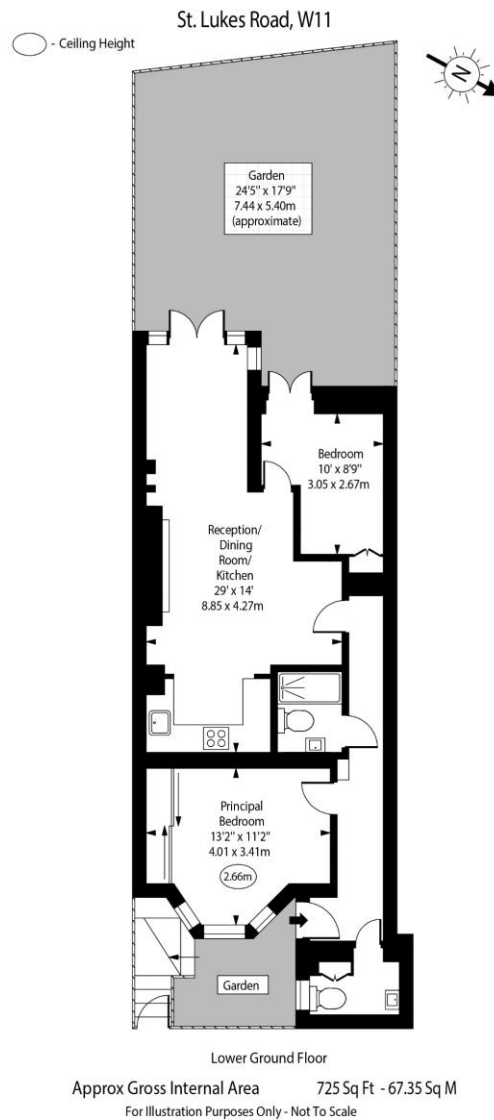
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