



Hill Farm Road
North Kensington, W10

CHESTERTONS





An exceptionally spacious three-bedroom apartment with a private entrance, substantial garden and demised loft, quietly positioned in the heart of North Kensington.

Set on the first floor of a well maintained building, this beautifully presented apartment has a well-designed living space, complemented by an unusually large private garden, rarely found with properties of this type.

The accommodation is bright and well-balanced, featuring a generous south facing reception room, separate kitchen, three bedrooms, a contemporary family bathroom, guest WC, and excellent built-in storage. The property also benefits from its own front door and a demised loft.

Hill Farm Road is a quiet residential street located close to the popular cafés and boutiques of Golborne Road (0.7 miles), Portobello Market (0.7 miles) and Notting Hill (0.8 miles), with the green open spaces of Kensington Memorial Park (0.1 miles) just around the corner. The transport connections are excellent, with Ladbroke Grove (0.8 miles), Latimer Road (0.8 miles) and White City stations (1.2 miles) all within easy reach, as well as convenient access to Westfield London and the A40.

- Three bedrooms and a stylish family bathroom
- Bright south-facing reception and separate kitchen
- Private entrance
- Large private garden
- Close to Golborne Road, Portobello Market, Notting Hill and Westfield

Asking Price £750,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	84 D	77 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold. 990 years remaining with a Share of Freehold.

Service Charge: £900 p.a.(Ad hoc)

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: D

Chestertons Notting Hill Sales

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Approx Gross Internal Area 808 Sq Ft - 75.06 Sq M
(Excluding Shed)

Shed 81 Sq Ft - 7.52 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.

However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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