



Prime House  
Bannister Road, W10

CHESTERTONS









A stunning south-facing two-bedroom penthouse apartment. Measuring approximately 850 sq.ft, the apartment features a bright and spacious open-plan living area with a contemporary kitchen and dining space, leading directly onto a large, south-facing covered terrace.

There are two generous double bedrooms and two stylish bathrooms (one en-suite), ideal for hosting guests or working from home. Excellent natural light throughout this apartment. Additional highlights include lift access, double glazing, wooden flooring and fitted carpets, video entry system, high ceilings, and excellent storage.

Residents enjoy access to a pretty rooftop communal garden as well as a state-of-the-art sports centre featuring a health and fitness suite, 25m swimming pool, and spa (Moberly Sports Centre).

Prime House sits on Kilburn Lane, moments from Queen's Park and within walking distance of Ladbroke Grove, Portobello Road, and the Grand Union Canal. Excellent transport links: Kensal Rise (Overground) and Kensal Green or Queen's Park (Bakerloo Line) stations, providing easy access to the city.

There's also a fantastic range of cafés, shops, and restaurants nearby on Chamberlayne Road and Salusbury Road, plus a wide choice of highly regarded schools across Notting Hill, North Kensington, St John's Wood, and Hampstead.

- Penthouse
- Open plan living
- South-facing balcony
- Two-bedroom
- Close to many amenities

Asking Price £650,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold. 240 years remaining.

**Service Charge:** £5,000 p.a. (including building insurance).

**Ground Rent:** £350 p.a.

**Local Authority:** Brent

**Council Tax Band:** D

**Chestertons Notting Hill Sales**

30 Ledbury Road

Notting Hill

London

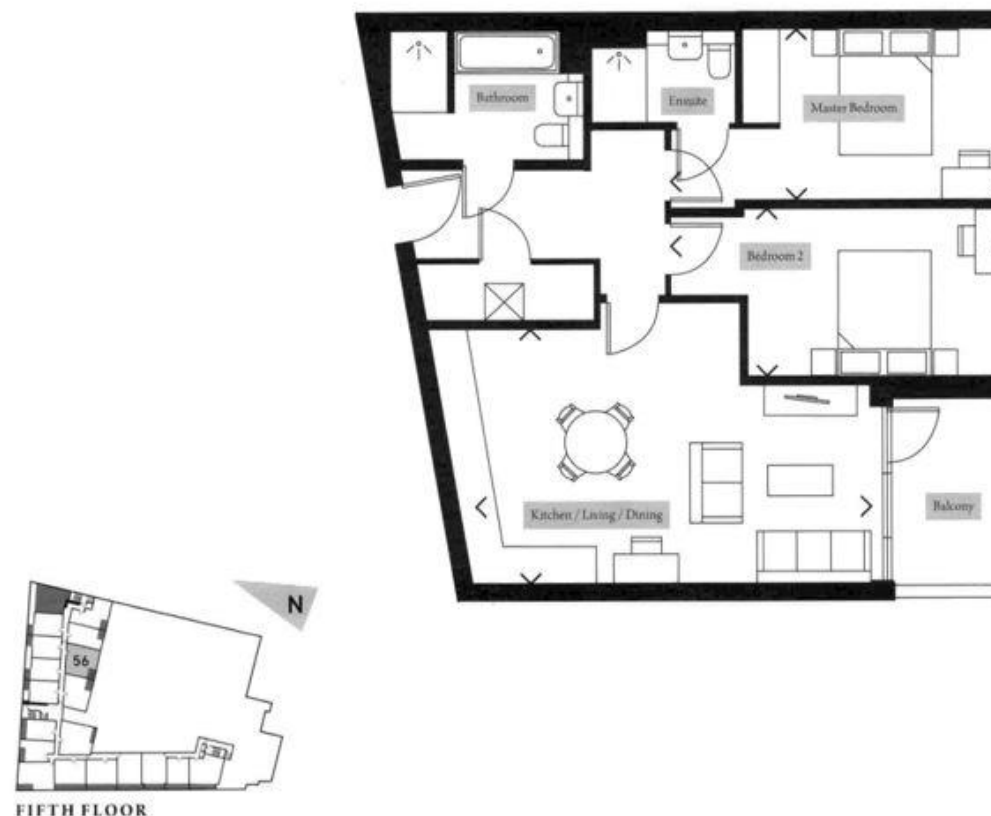
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Kitchen / Living / Dining	21'4" x 13'5"	6.5 x 4.1 m
Master Bedroom	17'9" x 9'2"	5.4 x 2.8 m
Bedroom 2	17'9" x 9'2"	5.4 x 2.8 m
<b>GIA</b>	<b>843.9 sqft</b>	<b>78.4 sqm</b>
Balcony	65.7 sqft	6.1 sqm



Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

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