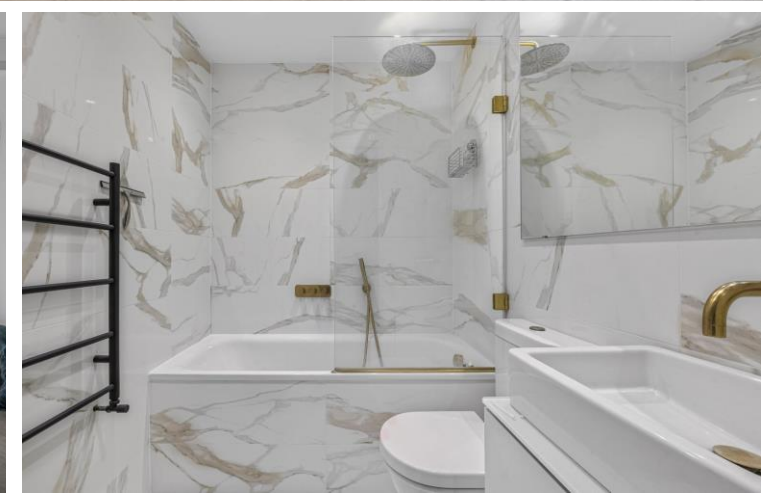




Dawson Place
Notting Hill, W2





Beautifully presented and finished to a high contemporary standard, this stunning apartment boasts a sensational flat roof and a bright, open-plan living space.

At the heart of the flat is the spacious kitchen/reception room, flooded with natural light and featuring stylish wooden flooring and sleek modern appliances.

There are two well-proportioned bedrooms, one with a smart en-suite, and a separate main bathroom, both finished with a striking combination of contemporary tiling and elegant brass fittings.

Dawson Place is widely regarded as one of the most desirable and picturesque streets in the area, lined with attractive Victorian stucco-fronted buildings and located moments from the vibrant amenities of Notting Hill Gate.

Transport links are excellent, with Notting Hill Gate station (0.4 miles) providing access to the Central, District and Circle Lines. Portobello Road and a wide selection of boutiques, cafés, and restaurants are also close by.

- Exceptional private demised flat roof
- Bright open-plan kitchen/reception room
- Two bedrooms, two bathrooms
- On one of Notting Hill's most desirable streets.
- Moments from Notting Hill Gate and Portobello Road

Asking Price £1,275,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold, 993 years remaining with a Share of Freehold.

Service Charge: £2,500 p.a.

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: E

Chestertons Notting Hill Sales

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Gross internal area (approx)
(Including Cupboard)

Cupboard

69.58 sq m / 749 sq ft

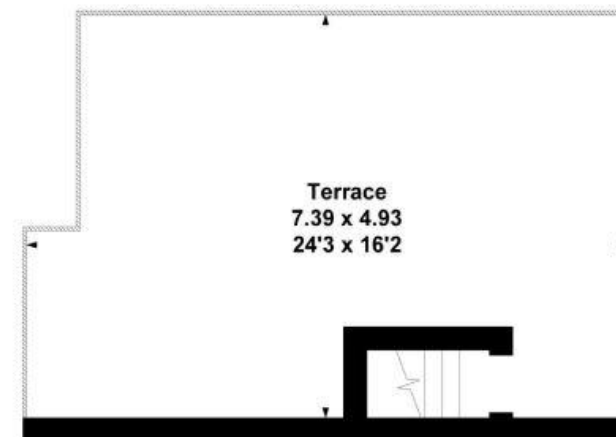
1.19 sq m / 13 sq ft

Key :

CH - Ceiling Height

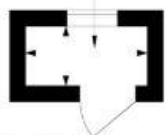


Fourth Floor

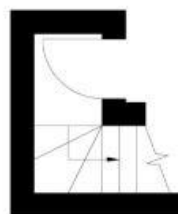


Fifth Floor

Cupboard
1.50 x 0.79
4'11 x 2'7



Lower
Second Floor



Third Floor
Entrance

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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