

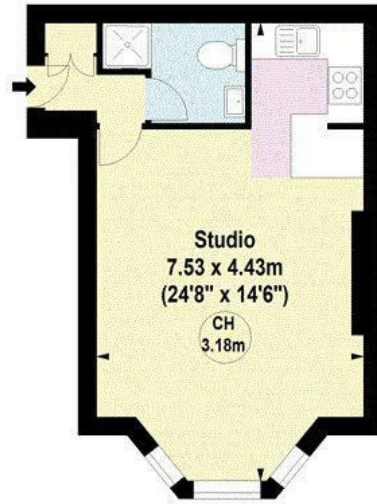
## HIGHLEVER ROAD

LONDON, W10 6PL

£350,000  
LEASEHOLD

Sensational ground floor studio flat benefitting from high ceilings and excellent natural light. Recently subject to a full refurbishment by the current owners, accommodation briefly comprises; a superb studio room with high ceilings and period features including a feature fireplace, bay window and cornicing, a semi open-plan kitchen, contemporary shower room with Crittall-style fittings, entrance hallway with storage. There is a separate useful utility room located across the corridor from the front door which provides further storage and laundry facilities. Highlever Road is a sought-after residential street in the heart of North Kensington, usefully located for access to the wider Notting Hill area. The nearest underground station is Ladbroke Grove and the area is well-served for buses. Leasehold - 125 years Service charge - c.£1,500 per annum EPC rating - D

**SANDERSONS**  
LONDON

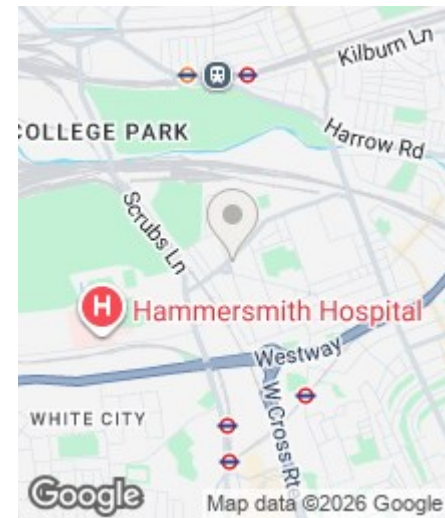


Ground Floor

For Identification Purposes Only. Not To Scale. © www.totalvista.uk 2025

Highlever Road, W10

Approx. Gross Internal Area  
32.05 Sq M - 345 Sq Ft



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

108 Holland Park Avenue  
London  
W11 4UA

020 7602 6725  
james@sandersonslondon.co.uk  
sandersonslondon.co.uk