



St. Lukes Road, Notting Hill W11

£695,000

St. Lukes Road

Notting Hill W11

The impressive reception room is framed by a wide bay window and notable ceiling height, creating a wonderful sense of volume and light throughout, whilst the open-plan kitchen has been thoughtfully designed with a clean contemporary finish.

The apartment offers two well-proportioned bedrooms, a sleek modern bathroom and excellent storage, all presented in a calm and understated style. Further benefits include a share of freehold.

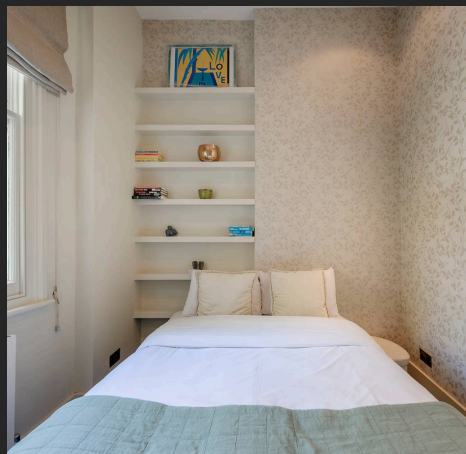
St Luke's Road is ideally positioned moments from the vibrant mix of independent boutiques, restaurants and cafés of Portobello Road, Westbourne Grove and All Saints Road, whilst the green open spaces of Kensington Gardens and Hyde Park are within easy reach. Excellent transport connections are provided by London Underground stations at Ladbroke Grove, Westbourne Park and Notting Hill Gate, whilst Paddington Station offers convenient access to Heathrow and the Elizabeth Line.

Council Tax band: TBD

Tenure: Share of Freehold

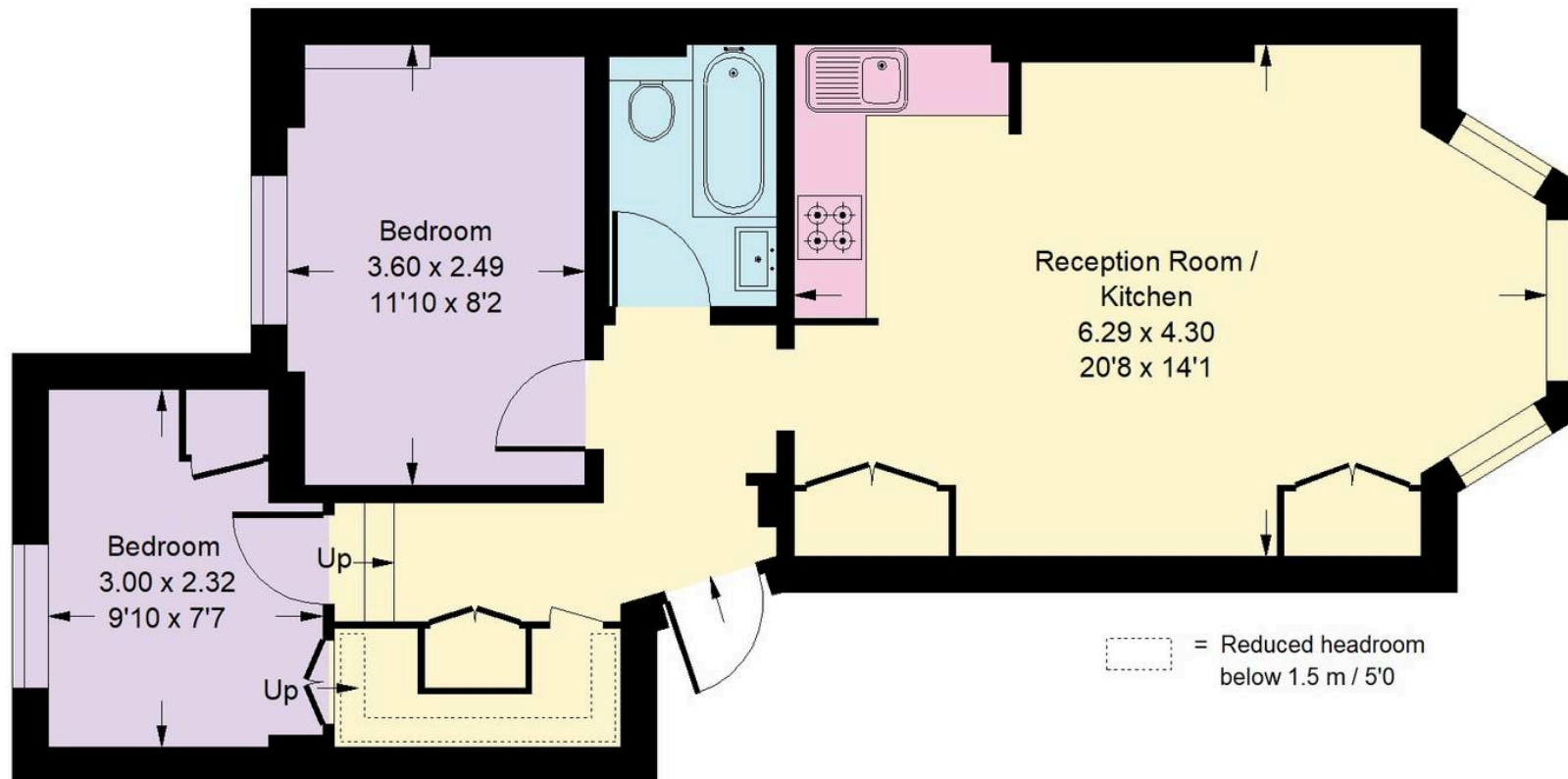
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



St. Lukes Road, W11

Approx. Gross Internal Area
53.9 sq m / 580 sq ft
(Including Reduced Headroom)



Raised Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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