



Pinehurst Court  
Colville Gardens, Notting Hill, W11

CHESTERTONS





A charming one-bedroom raised ground floor flat in Pinehurst Court, a popular ported building on Colville Gardens in the heart of Notting Hill (W11). Minutes away from the iconic Portobello Road, this bright and airy flat features with 3.28-meter-high ceilings, large windows, is well arranged to maximize space and is presented in great condition, making it a wonderful home for those seeking both comfort and style.

The propriety consists of an open-plan living space with stylish wooden flooring, a large comfortable bedroom, marbled bathroom and mezzanine area for extra storage or a guest space.

Pinehurst Court is a tranquil and secure gated mansion block with manicured private communal gardens and convenient bike parking. It is well located for the many boutiques, restaurants and cafes on Westbourne Grove and Portobello Road. It is well located for Hyde Park and Holland Park with an abundance of transport links to the rest of London.

Ideal for those seeking a secure, beautiful, and conveniently located home in one of London's most desirable neighbourhoods.

Notting Hill Gate underground station (Central, District, and Circle lines) is 0.6 miles away.

- Portered building
- Communal gardens
- Great Location
- Convenient transport links

Asking Price £560,000

Energy Efficiency Rating		Current	Potential
100-90	A		
81-91	B		65
69-80	C		
55-68	D		
39-54	E	52	
21-38	F		
1-20	G		

Not energy efficient - higher ranking costs  
England, Scotland & Wales  
EU Directive 2002/91/EC

**Tenure:** Leasehold. 96 years remaining.  
**Service Charge:** £2,760 p.a.  
**Ground Rent:** £215 pa  
**Local Authority:** RBK&C  
**Council Tax Band:** D

*Chestertons Notting Hill Sales*

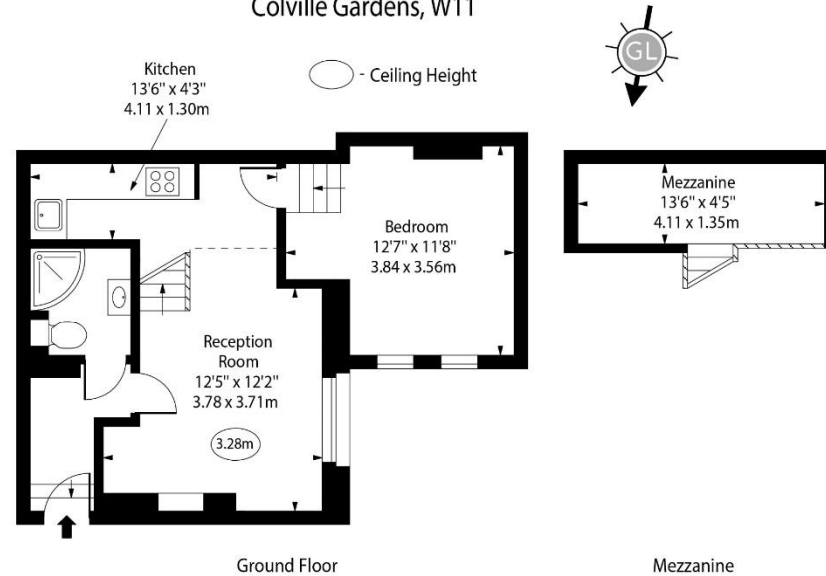
30 Ledbury Road  
Notting Hill  
London  
W11 2AB

[nottinghill@chestertons.co.uk](mailto:nottinghill@chestertons.co.uk)

0203 040 8585

[chestertons.co.uk](http://chestertons.co.uk)

Pinehurst Court,  
Colville Gardens, W11



Ground Floor	Mezzanine
Approx Gross Internal Area (Excluding Mezzanine)	435 Sq Ft - 40.41 Sq M
Approx Gross Internal Area (Including Mezzanine)	495 Sq Ft - 45.99 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 024734E

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable