

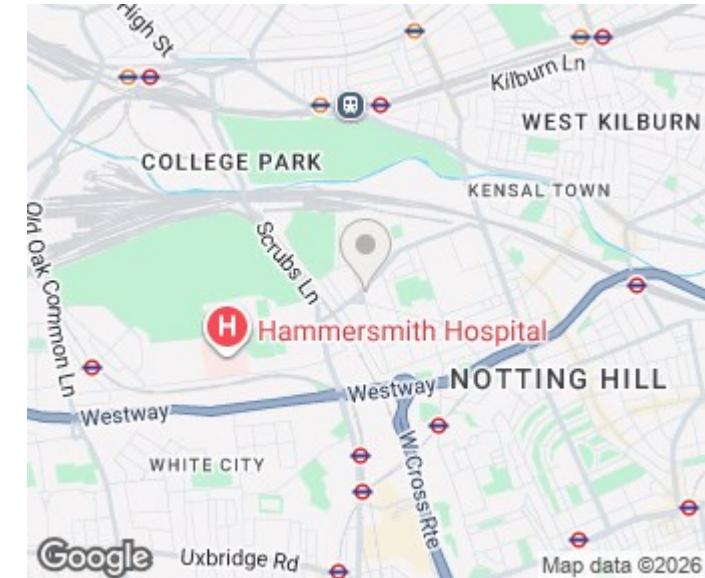


## 5, 116 HIGLEVER ROAD LONDON, W10 6PL

**£875,000  
LEASEHOLD**

Spacious 3 bedroom flat on the upper floors of a handsome period building in North Kensington. Entered on the 2nd floor, accommodation briefly comprises; three double bedrooms (with en-suite to master), further family bathroom, separate laundry room / guest WC, contemporary kitchen and a generous reception room with feature fireplace. The property has recently been refurbished throughout and benefits from excellent natural light, abundant storage and private roof terrace. Higlever 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.£2,000 per annum EPC rating - D

**SANDERSONS**  
LONDON



**EPC Rating:** A **Council Tax Band:** C

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

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

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