

# FLETCHERS

## ESTATE AGENTS



**St. Anns Road, W11**

**£325,000**

A wonderfully presented and spacious one bedroom flat that is centrally located near Notting Hill. Located on the second floor, this excellent property comprises of a generous double bedroom with plenty storage, a tasteful bathroom suite, a spacious reception room with large windows allowing for plenty of natural light, a separate kitchen with built in appliances and a large private balcony.

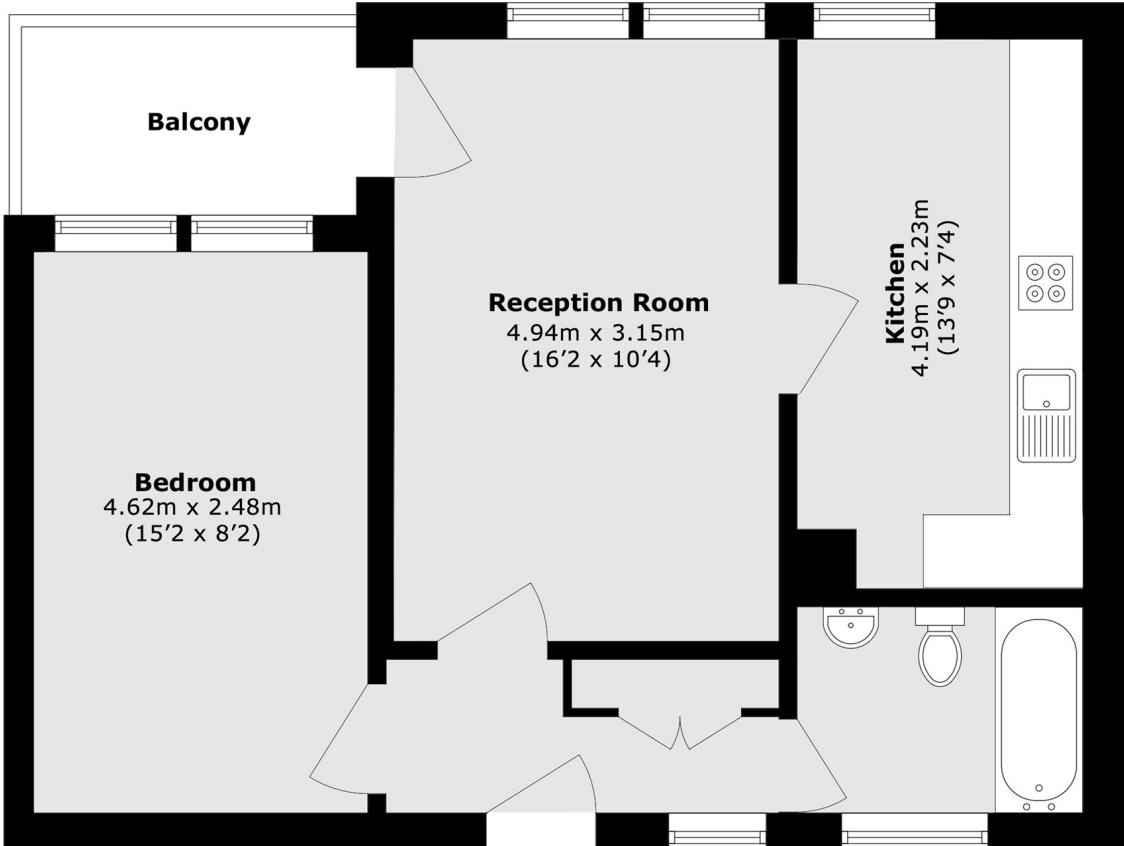
This brilliant property would be ideal for first time buyers and investors alike and is offered to the market with no onward chain.

Swanscombe House is ideally situated moments from exceptional transport links available at Holland Park (Central line) & Shepherd's Bush (Overground & Central line) stations. Green spaces of both Kensington Gardens and Holland Park are a short distance away. The wonderful selection of shops at Westfield shopping centre are close as is the world renowned Portobello Road known for its incredible array of eclectic groceries and independent restaurants.

- Large Double Bedroom
- Separate Kitchen
- Private Balcony
- Second Floor
- No Onward Chain
- Excellent Location

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Total area (approx.): 49.8 sq. m (536.1 sq. ft)

Balcony area (approx.): 4.15 sq. m (44.6 sq. ft)

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