

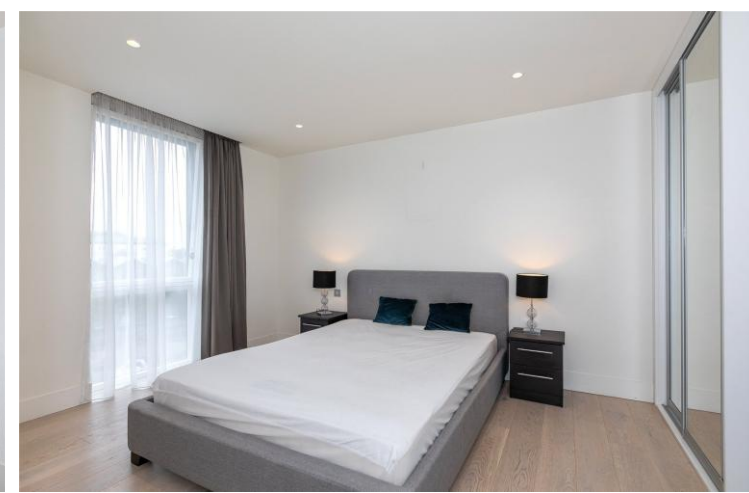


Nautilus House

14 West Row, W10

Asking Price £575,000

CHESTERTONS





Bathed in natural light from floor-to-ceiling windows, this impressive second-floor apartment offers exceptional modern living with towering high ceilings and rich wooden floors throughout. The heart of the home is a grand open-plan reception room that connects seamlessly to a fully equipped contemporary kitchen, making it ideal for both relaxed living and effortless entertaining. A generous double bedroom and a sleek, updated bathroom provide a serene personal retreat, while your own private balcony offers the perfect spot for morning coffee or evening unwinding.

Set within a highly desirable modern building with lift access, Nautilus House grants residents access to premium lifestyle amenities, including a dedicated porter and concierge service, secure bicycle storage, and beautifully landscaped communal gardens. Perfect for buyers seeking a turnkey home in a premier location, the property sits moments from the vibrant cafes and culture of Golborne Road and the convenient transport links of Ladbroke Grove.

- Bright second-floor apartment with high ceilings and floor-to-ceiling windows
- Spacious open-plan reception room with wooden floors and private balcony
- Fully fitted modern kitchen, double bedroom, and sleek bathroom
- Resident amenities include concierge service, lift access, and bicycle storage
- Access to beautifully landscaped communal gardens
- Prime location near Golborne Road and Ladbroke Grove station

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold -999 years commencing on 22 October 2015

Service Charge: £3,200 approximately

Ground Rent: £300 per annum

Local Authority: Kensington and Chelsea

Council Tax Band: C

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

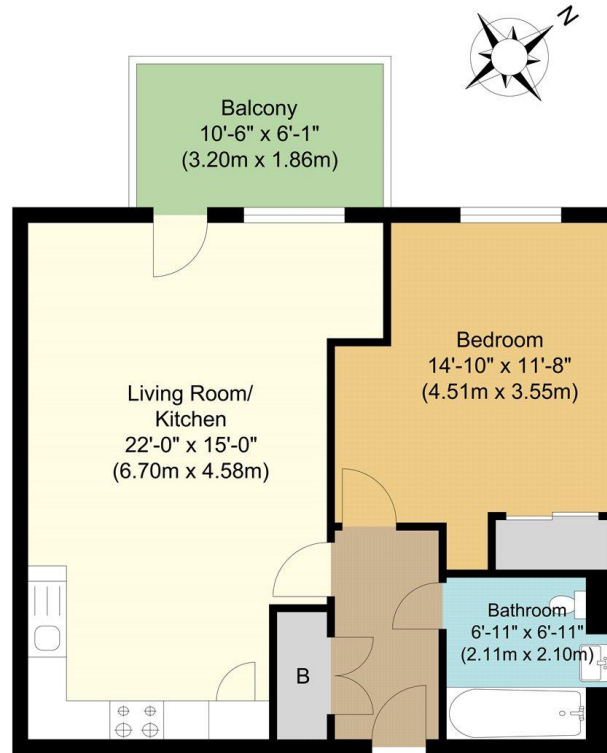
W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585

TOTAL APPROX FLOOR AREA 543.79 SQ. FT. (AREA 50.52 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Third Floor Flat
Approximate Floor Area
543.79 sq. ft.
(50.52 sq. m)

