



LANCASTER ROAD

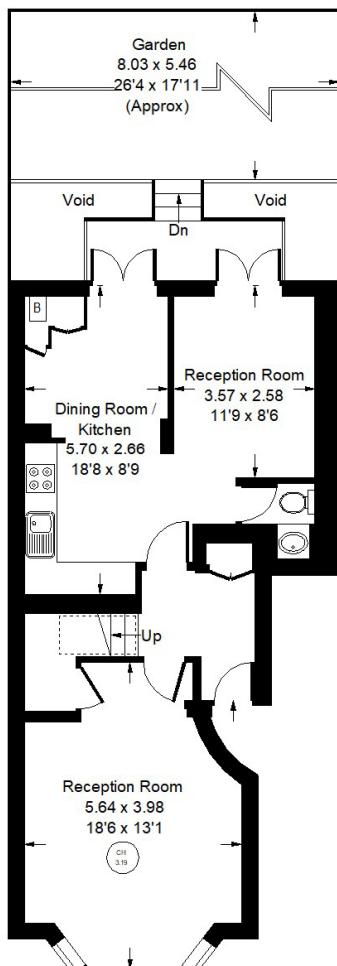


## Lancaster Road, W11

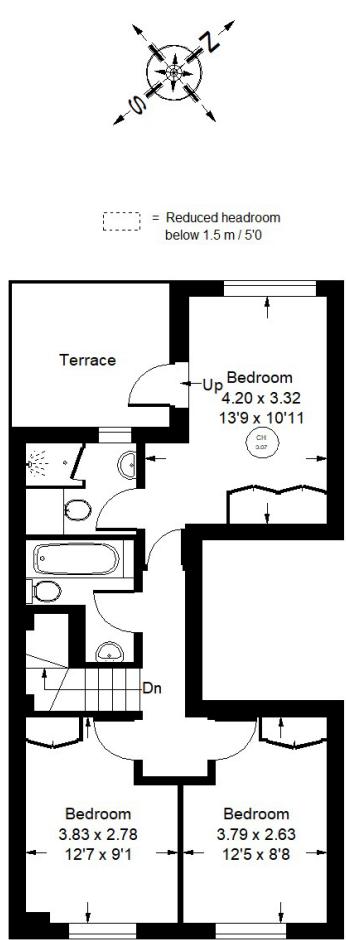
An excellent duplex apartment in this elegant Notting Hill townhouse. Arranged over the raised ground and first floors, this three bedroom apartment has high ceilings throughout, with great entertaining spaces on the ground floor and the rare benefit of a large private rear garden. The first floor has three bedrooms, two bathrooms and the principal bedroom has access to a roof terrace. Lancaster Road is perfectly positioned just a few minutes walk from Ladbroke Grove Station (Hammersmith & City line), and surrounded by iconic local attractions, boutique shops, and vibrant cafes of Portobello Road, Kensington Park Road and Golborne Road.



Approx. Gross Internal Area  
= 101.9 sq m / 1097 sq ft



Raised Ground Floor



First Floor



..... = Reduced headroom  
below 1.5 m / 5'0



Lancaster Road, W11 - Leasehold  
Local Authority - Royal Borough of Kensington & Chelsea

- Two reception rooms
- Two bathrooms
- Three bedrooms
- Private garden
- Roof terrace
- 999 year lease
- Council Tax Band: G
- Remaining Lease: 999 years



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.

#### LONDON OFFICES

Notting Hill • Kensington • North Kensington 020 8960 0181

#### COUNTRY OFFICE

Cotswolds 01285 707222

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

hello@mountgrangeheritage.co.uk



**MOUNTGRANGE**  
HERITAGE