



## 35 COLVILLE GARDENS NOTTING HILL, W11 2BA

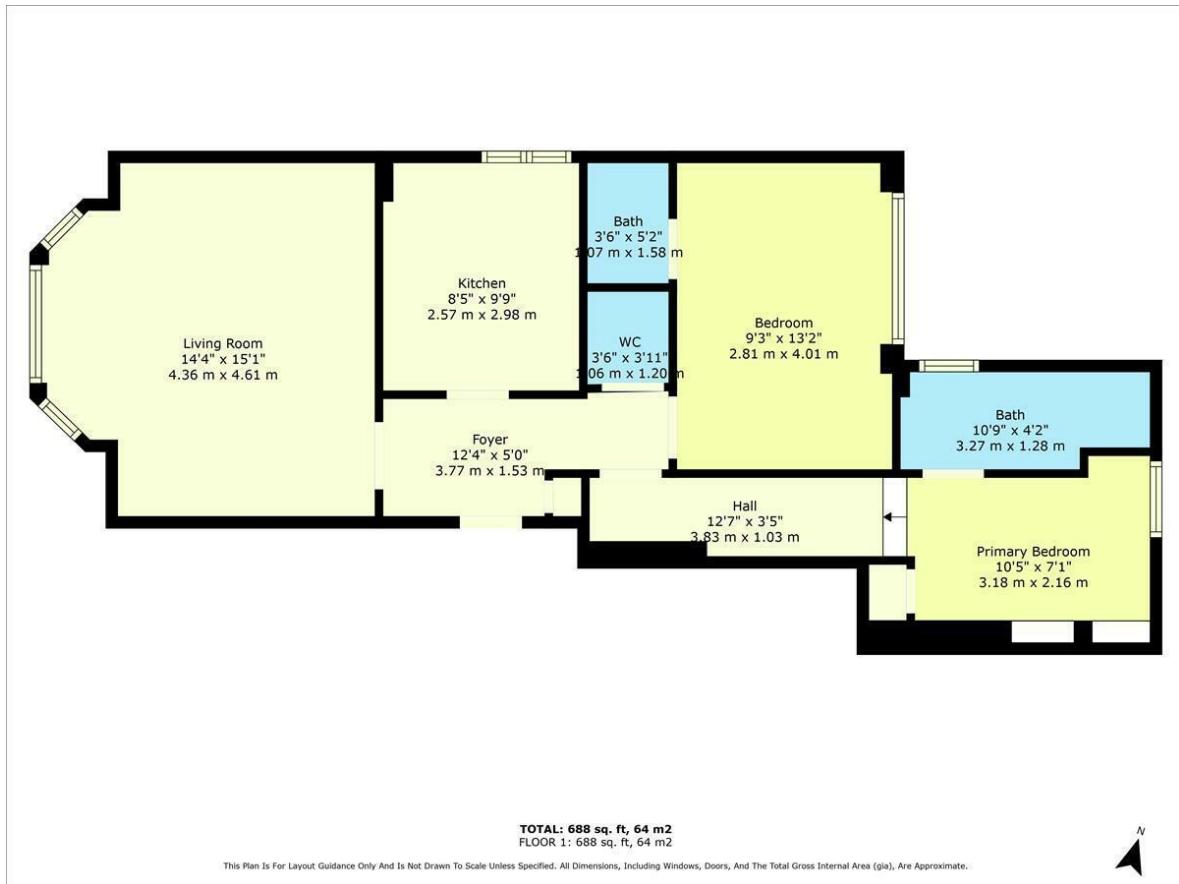
£2,900 PER MONTH

Welcome to this charming flat located at Colville Gardens, a delightful property that combines historical character with modern living. Built in the year 1800, this residence offers a unique blend of period features and contemporary comforts, making it an ideal choice for those seeking a home with character.

The flat boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. Each bedroom is designed to offer a peaceful retreat, perfect for unwinding after a long day. Additionally, the property includes two bathrooms, ensuring convenience for both residents and guests alike.

The heart of the home is the inviting reception room, which serves as a versatile space for entertaining or simply enjoying quiet evenings in. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout.

**SANDERSONS**  
L O N D O N



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		

EPC Rating: Council Tax Band: D

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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