



A BRIGHT ONE BEDROOM RAISED GROUND FLOOR FLAT WITH FANTASTIC CEILING HEIGHTS THROUGHOUT.

BLLENHEIM CRESCENT, LONDON, W11

Guide Price £675,000 – Share of Freehold



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1 Reception room • 1 Bedroom • 1 Bathroom
• High ceilings • Flooded with natural light • Close
to Ladbroke Grove tube station • 458 sq ft

Description

A bright and spacious one bedroom raised ground floor apartment situated on the ever popular Blenheim Crescent. The apartment features fantastic ceiling heights and wooden floors throughout with the large front bay window flooding the open plan reception room with natural light. The open plan reception features a modern integrated kitchen and includes space for a small dining table in the bay window. The property further comprises a modern shower room and a large bedroom to the rear.

The property has the added benefit of being sold with a share of the freehold

Situation

Blenheim Crescent is a pretty tree-lined street off Ladbroke Grove. The shops, bars and restaurants of both Westbourne Grove and Portobello Road a close by, as are excellent transport links with underground stations at both Ladbroke Grove and Holland Park.

Tenure

Share of Freehold

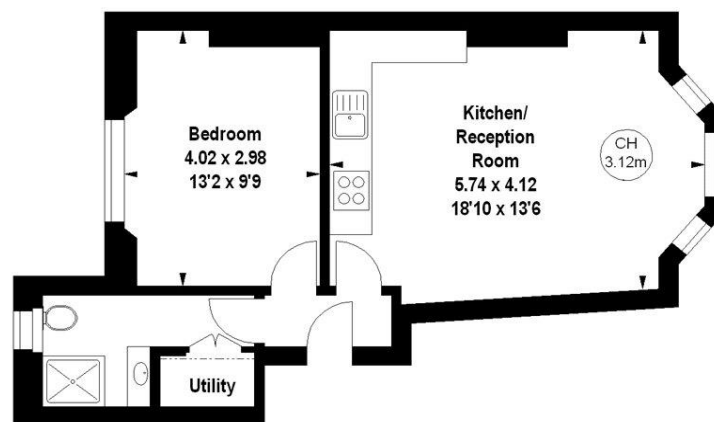
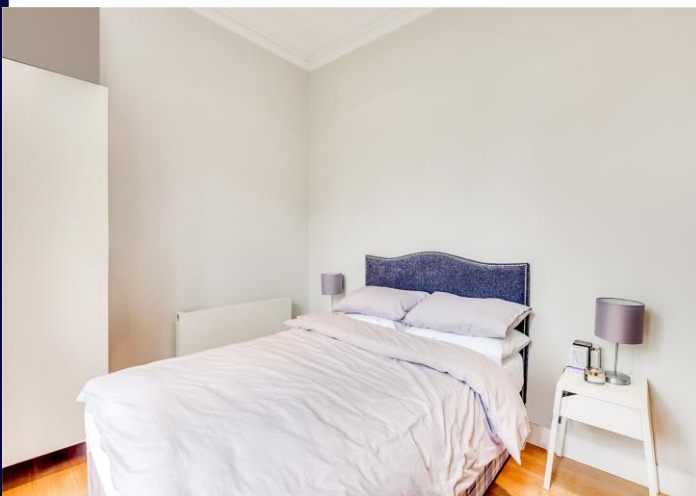
Local Authority

Royal Borough of Kensington & Chelsea

Viewing

Strictly by appointment with Savills.



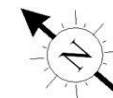


Blenheim Crescent, W11

Approximate gross internal area

42.55 sq m / 458 sq ft

Key :
CH - Ceiling Height



Raised Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Notting Hill Flats
Daniel Martin
daniel.martin@savills.com
+44 (0) 207 727 5750

savills.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	