



## STUNNING APARTMENT ON ONE OF NOTTING HILL'S PRIMARY STREETS.

LANSDOWNE ROAD  
LONDON, W11

Guide Price £3,250,000 - Leasehold

savills



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Open plan kitchen/reception room • 3 bedrooms •  
2 bathrooms • Mezzanine • Balcony • 1,680 sq ft

## Description

This impressive apartment is arranged over the ground and first floor of a grand, portered building set back from one of the most desirable streets of W11. The flat itself is well configured offering excellent lateral accommodation, high ceilings and wonderful natural light. The open plan living area is complimented by three spacious bedrooms and two bathrooms. To the front of this elegant building is a gravel driveway and secure, gated off-street parking. To the rear there are views over, and access to, an exquisite landscaped communal garden.

## Situation

Lansdowne Road is a scenic tree lined avenue that runs through the heart of Notting Hill's famous communal gardens area. The property is situated towards the southern end of the road providing very convenient access to the amenities and transport links (Central line) along Holland Park Avenue as well as the green open spaces of Holland Park itself. Also easily reached is Notting Hill Gate with further shopping facilities and Central, Circle & District Underground services.

## Tenure

Leasehold

## Local Authority

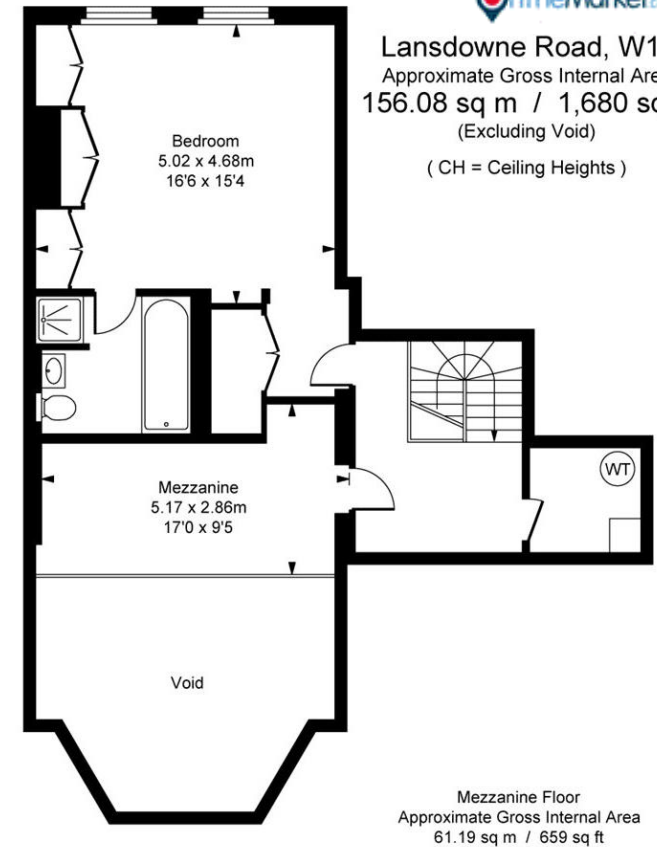
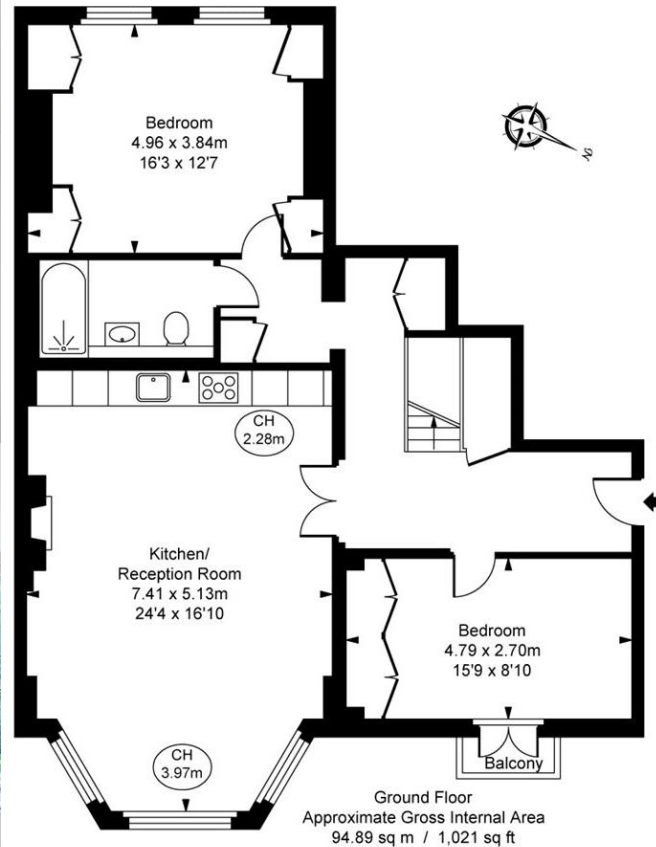
Royal Borough of Kensington & Chelsea

## Viewing

Strictly by appointment with Savills.







**onTheMarket.com**  
**Lansdowne Road, W11**  
 Approximate Gross Internal Area  
**156.08 sq m / 1,680 sq ft**  
 (Excluding Void)  
 ( CH = Ceiling Heights )

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Please note that photos are over 6 months old

**Notting Hill Houses**  
 Oliver Lurot  
 olurot@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		
(55-68)	D	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	