



A stunning two bedroom garden flat with access to communal gardens.

Lansdowne Road, London, W11

£1,450,000 Share of Freehold



White stucco fronted period property • Flooded with natural light • Well-presented throughout • Enjoys plenty of outside space, including access to communal gardens • Located on a beautiful crescent street

About this property

Situated in an attractive stucco fronted building is this well-proportioned two bedroom garden flat. Immaculately presented, the reception room is also incredibly spacious and the bay windows fill the space with plenty of light. The separate kitchen includes all modern appliances and leads out on to a decked patio area.

The accommodation comprises two double bedrooms, both with en suite bathrooms and each overlook the lovely front garden.

Further benefits include wooden flooring throughout and access to a stunning communal gardens.

Local Information

Lansdowne Road is a beautiful crescent street which runs from Holland Park Avenue to Ladbrooke Grove in the midst of Notting Hill's iconic communal gardens. The flat is 0.4 miles from Holland Park Underground station (Central Line) and close to Portobello Road, Westbourne Grove and the shops, bars and restaurants of Kensington Park Road.

Tenure

Share of Freehold

Local Authority

Royal Borough Of Kensington & Chelsea

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.

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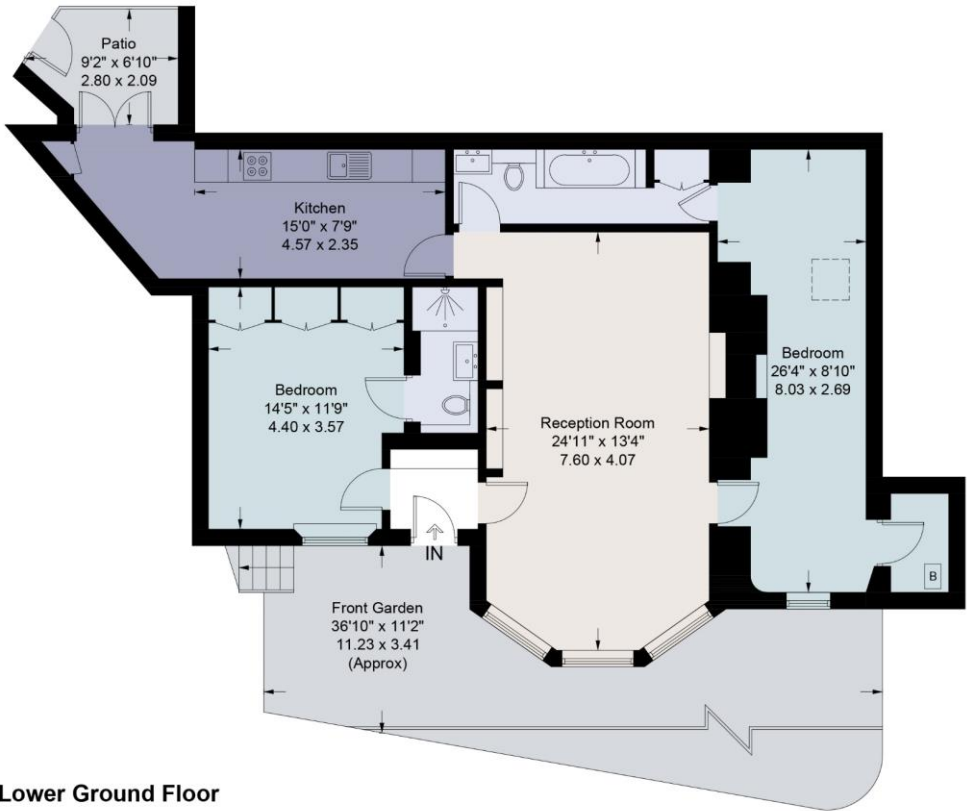
Lansdowne Road, London, W11
Gross Internal Area 1094 sq ft, 101.6 m²

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Approximate Area = 1094 sq ft / 101.6 sq m
For identification only. Not to scale.



Lower Ground Floor

Floor Plans Provided By Roost

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92-)	68	78		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D	68	78		
(39-54)				
E				
(21-38)				
F	68	78		
(1-20)				
G	68	78		
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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