



ST. LUKES ROAD, W11

OIEO £700,000 SHARE OF FREEHOLD (974 YEARS REMAINING)

A BRIGHT AND RECENTLY REFURBISHED TWO-BEDROOM DUPLEX APARTMENT ON THIS PEACEFUL, TREE LINED NOTTING HILL STREET.

2 Bedrooms, 1 Reception Room, 1 Bathroom, Flat/Apartment, Upper Floor without Lift, Period, 839 Approx. Sq Ft, Service Charge As and When (circa £1,500 p/a), Ground Rent Peppercorn

Winkworth

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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DESCRIPTION:

Entered on the second floor and situated on the third and fourth floors of a charming period conversion, the apartment comes to the market in excellent condition, having been recently refurbished throughout. The accommodation comprises; reception room, kitchen, bathroom, and bedroom on the second floor and a second bedroom on the third floor. There are interconnecting doors between the reception room and bedroom allowing this room to be opened into one large reception room if required. Having recently been refurbished there is a new kitchen and bathroom while there is wood flooring throughout. St. Luke's Road is located in a conservation area.

LOCATION:

St Luke's Road is a tree lined residential street running north from Westbourne Park Road and a short walk from the shops and restaurants of Portobello Road and Westbourne Grove. The closest Underground Station is Westbourne Park on the Circle and Hammersmith & City Lines.

LOCAL AUTHORITY AND COUNCIL TAX BAND:

City of Westminster (Band E)



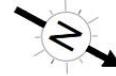
St. Lukes Road, W11 1DB

Approx Gross Internal Area = 63.15 sq m / 680 sq ft

Restricted Head Height = 14.8 sq m / 159 sq ft

Total = 77.95 sq m / 839 sq ft

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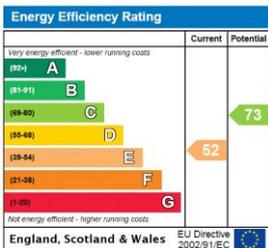
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PLAN**

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

This floorplan is for illustration purposes only and is not to scale. The position and size of the rooms, windows, appliances and other features are approximate.

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Utilities

- Gas – Mains
- Electricity – Mains
- Waste – Mains Sewerage
- Water – Mains
- Broadband – Fiber

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