



QUEENSDALE CRESCENT, W11
£425,000 LEASEHOLD

A FANTASTIC DUPLEX FLAT WITH TWO DOUBLE BEDROOMS LOCATED IN CLOSE PROXIMITY TO HOLLAND PARK

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DESCRIPTION:

A great first time buy and/or buy-to-let flat providing two large double bedrooms, open plan kitchen/living space and shower room with separate WC spread over the third and fourth floors of this purpose-built building in Notting Hill.

Mortimer House is located on a vibrant street in the heart of Notting Hill and is within easy reach of Portobello, Golborne Road and Westfield Shopping centre including White City House whilst being a short stroll away from the open spaces of Holland Park. Holland Park and Latimer Road underground stations are close by. The A40 is also easily accessed for routes in and out of London.

AT A GLANCE

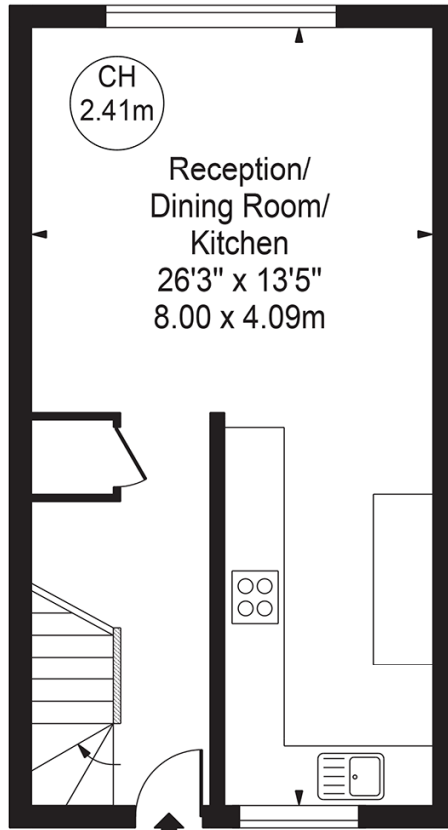
- Duplex Flat
- Third and Fourth Floor
- Contemporary Living Space
- Open Plan
- Fully Fitted Kitchen
- Plenty of Storage
- Abundance of Natural Light
- EPC Rating D



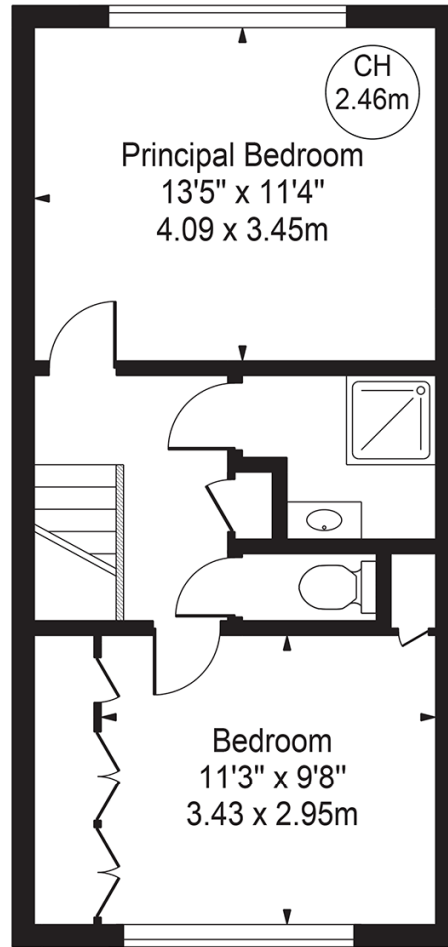


Mortimer House

Approx. Gross Internal Area 760 Sq Ft - 70.62 Sq M



Third Floor
(352 Sq Ft - 32.72 Sq M)



Fourth Floor
(408 Sq Ft - 37.90 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: Expires – 29/09/2130

Service Charge: £1668 per annum

Ground Rent: £ 10 Annually

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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