



## St. Luke's Road, Notting Hill

### 2nd Floor Apartment

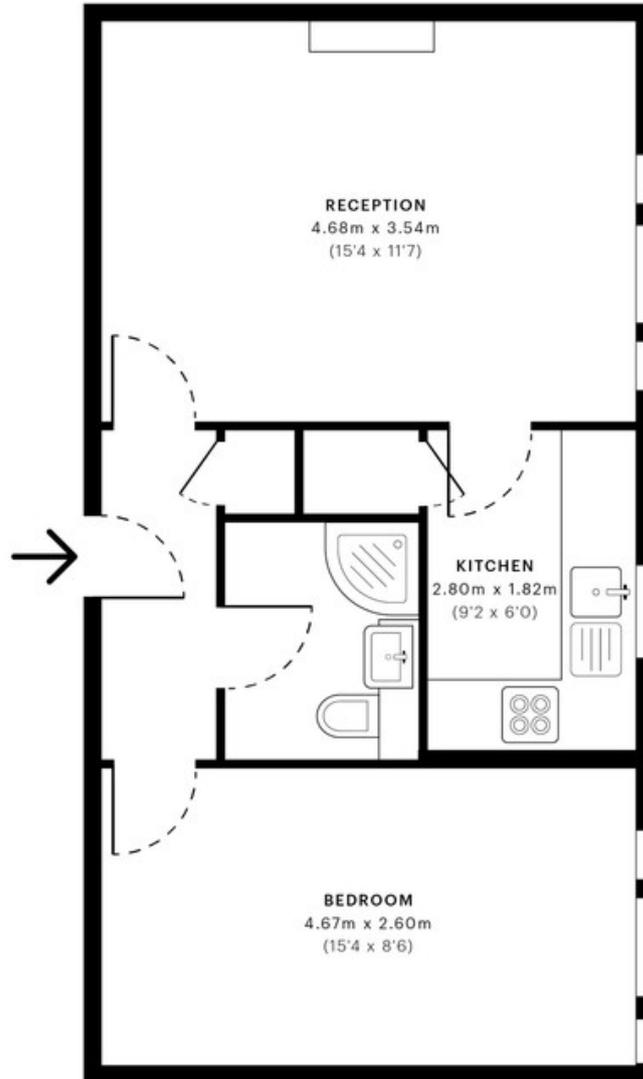
**Asking Price: £630,000**

This bright, second floor lift access apartment benefitting from an over 900 year lease as well as a private parking space is being offered to the market chain free. As you enter from the recently refurbished communal hallway, the flat splits into two offering a joined kitchen and living room to one side and the spacious bedroom and bathroom to the other. This offers a feeling of balance to the apartment, allowing for the light living room to act as a great entertaining space whilst ensuring the bedroom acts as a calm oasis. Located in the heart of Notting Hill a stone's throw from Portobello Road, this is an opportunity not to be missed. Early viewings are strongly recommended.



- Bright one bed apartment
- Reserved parking space in gated garage
- Long lease
- Communal garden
- Separate kitchen and living room
- Walking distance to Portobello Road
- Walking distance to Hyde Park and Notting Hill

Situated on the corner of Notting Hill and Maida Vale, the flat is perfectly placed to enjoy the world famous shops, restaurants and cafes nearby that make up Portobello Road and Queens Way. With Westbourne Park and Ladbrooke Grove stations within walking distance, there is an excellent array of nearby transport links which connect the flat to all of London and beyond.



— Second Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
42.92 sqm / 461.99 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
41.23 sqm / 443.80 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 43.23 sqm / 465.32 sqft  
IPMS 3C RESIDENTIAL 41.54 sqm / 447.13 sqft

SPEC ID 61309d3699595e0de047dcbc

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# Westways



**Tenure:** Leasehold  
**Lease Remaining:** 970

**Gross Internal Area:** 462 sqft  
**Service Charge:** £2,000  
**Ground Rent:** £150

**Local Authority:** Westminster City Council  
**Council Tax Band:** E

**EPC Rating:** C

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

