

Colville Road

Notting Hill, W11



A sensational two/three bedroom upper maisonette with a west facing terrace in the heart of Notting Hill.

Presented in beautiful condition, this wonderful flat occupies the second, third and fourth floors of this well maintained, semi-detached period building.



2 RECEPTION ROOMS



2/3 BEDROOMS



2 BATHROOMS



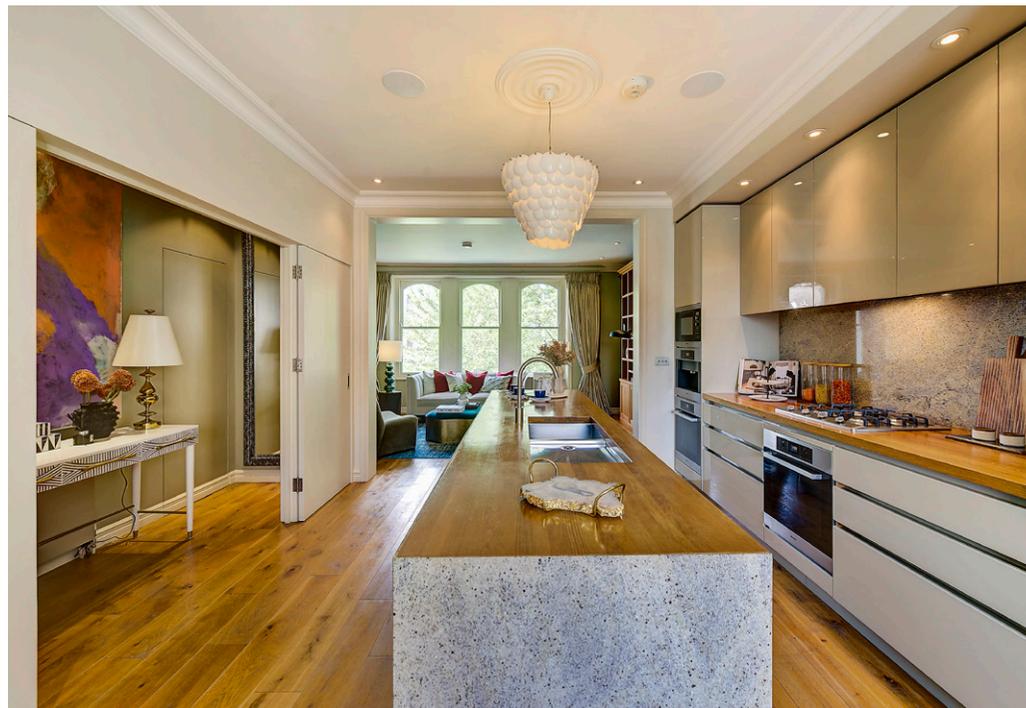
SHARE OF FREEHOLD



1,849 SQ FT



**GUIDE PRICE
£3,250,000**



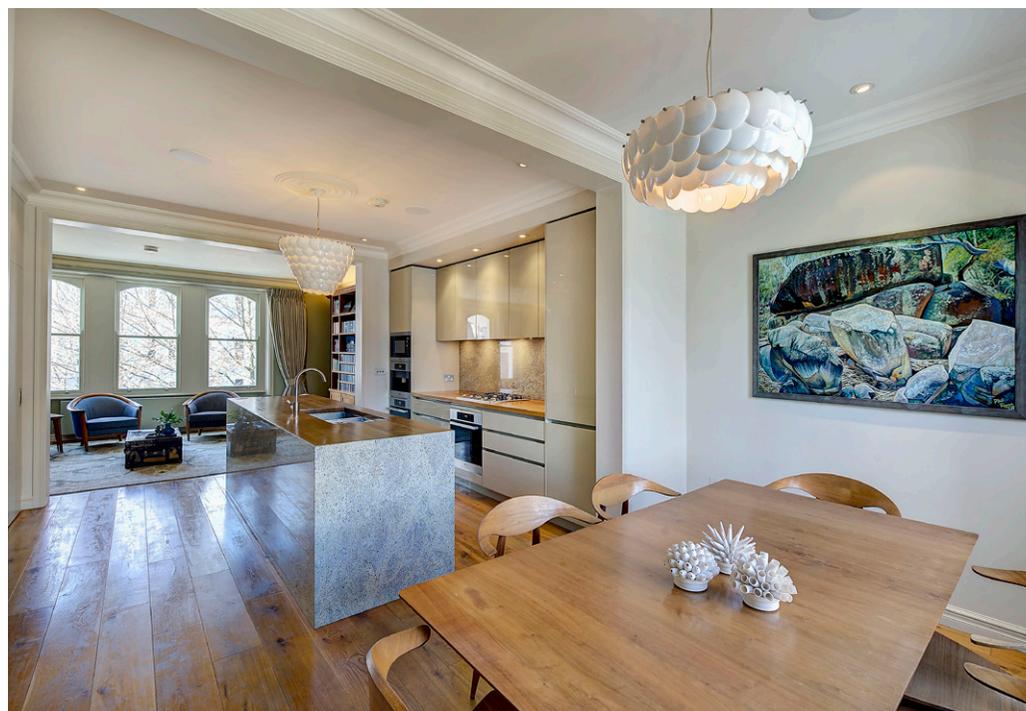
The property

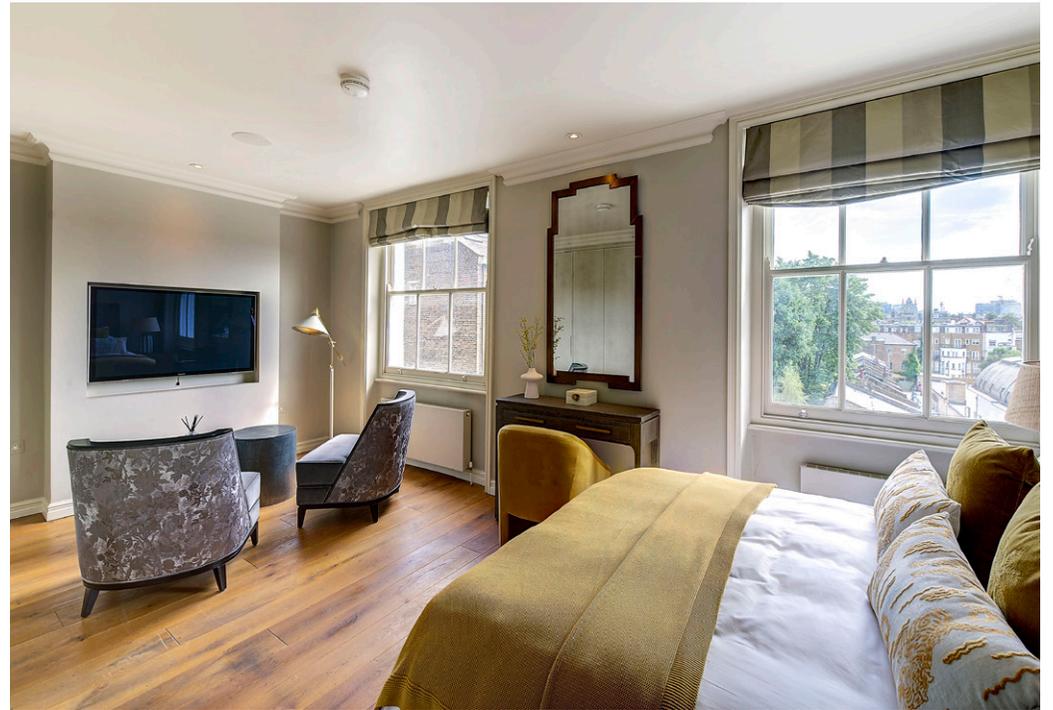
Benefiting from excellent natural light and an east/west orientation, this immaculate flat has solid oak flooring, plenty of storage space and generous accommodation throughout.

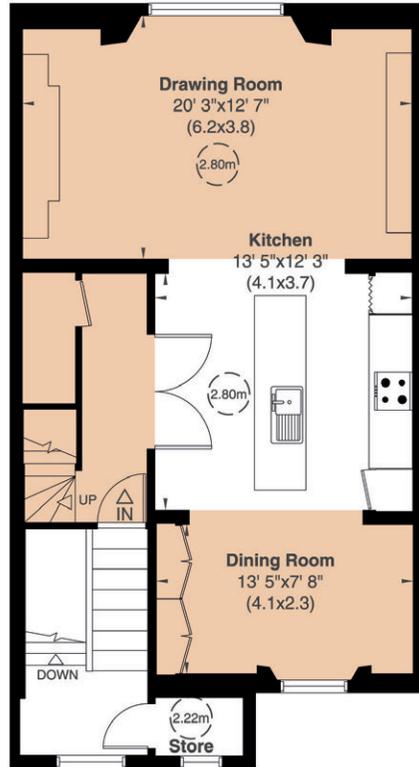
Two double bedrooms on the middle floor are served by a family bathroom and an en suite shower room, both with plenty of wardrobe space. In addition to the open plan drawing room, kitchen and dining room on the second floor, there is an outstanding family room occupying the entire fourth floor with sliding doors onto the west facing terrace with far reaching views. This room could very easily be used as a third bedroom.

Location

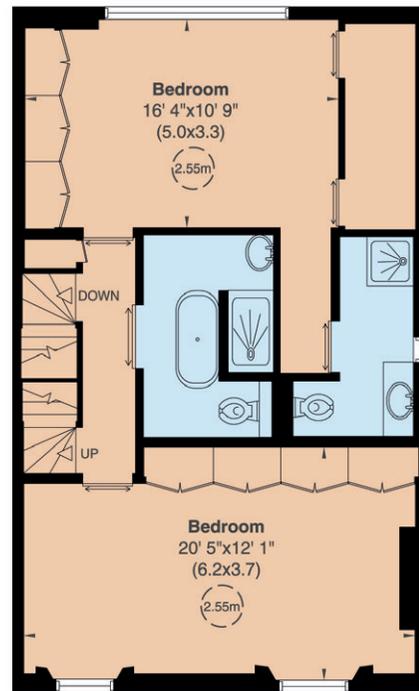
Colville Road is a quiet street but, extremely well located in the heart of Notting Hill, running just off Westbourne Grove and parallel to Ledbury Road and Portobello Road. It is therefore conveniently close to all the shops, restaurants, coffee shops and transport facilities of the local area. The underground station of Notting Hill Gate (Central, Circle and District lines) and the green spaces of Kensington Gardens are a short distance away.



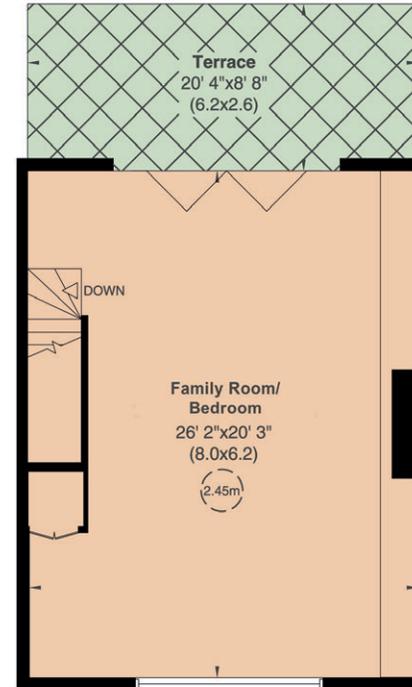




Second Floor



Third Floor



Fourth Floor

Floorplans

Gross internal area 1,849 sq ft (172 sq m) excluding store (Not demised)
For identification purposes only.

General

Tenure: Share of Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: Approximately £4,100 per annum

Council Tax: Band G

EPC Rating: D

Parking: RBKC parking permit

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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