

Colville Road,  
Notting Hill



Strutt  
& Parker

Land and property. Since 1885.

**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.

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.

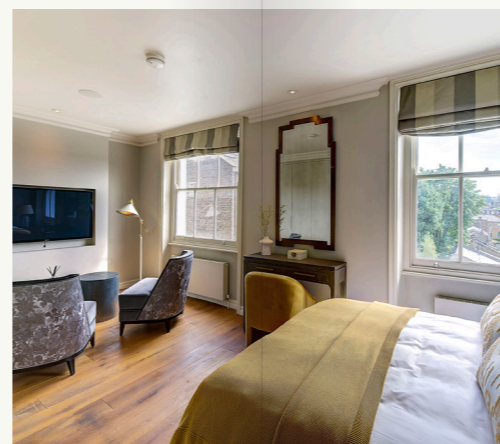
Postcode region: W11

**General**

Tenure: Share of Freehold  
Local Authority: The Royal Borough of Kensington and Chelsea  
Council Tax: Band G  
EPC Rating: D  
Service Charge: Approximately £4,100 per annum  
Parking: RBKC parking permit  
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**1,849 sq ft (172 sq m)**  
**Open plan entertaining space**  
**West facing roof terrace**  
**Exceptional central W11 location**  
**Share of Freehold**

**Guide price £2,950,000**



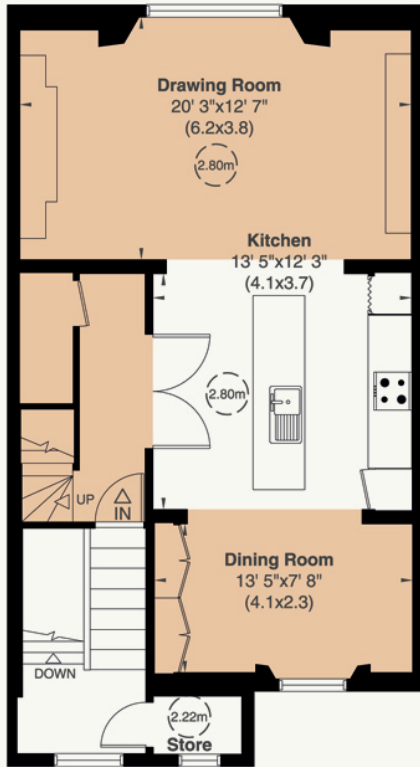
# Colville Road, W11

Gross internal area (approx.)  
172 Sq m (1849 Sq ft) Excluding Store (Not Demised)

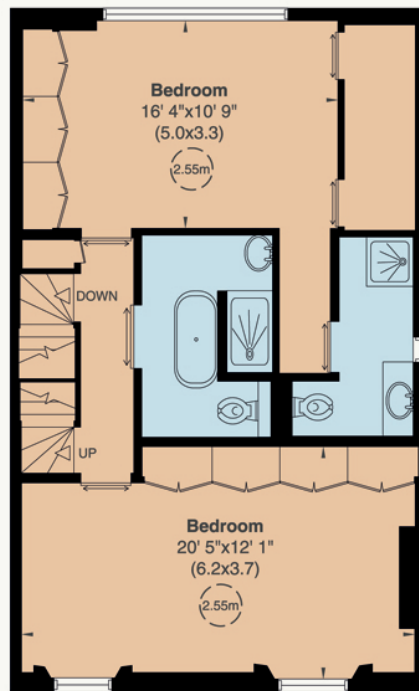
For identification only, Not to Scale



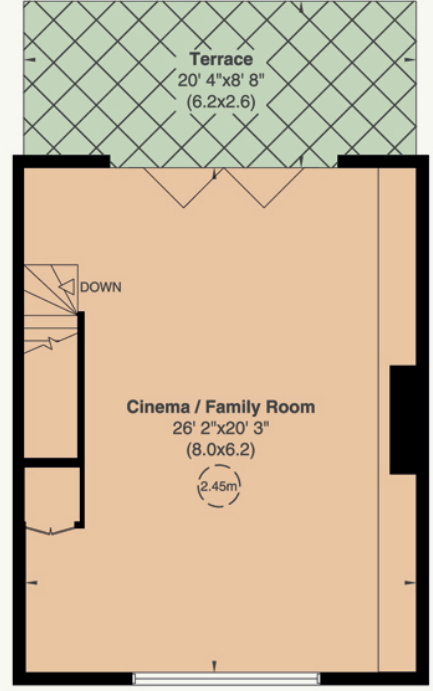
capital 020 8671 7722



Second Floor



Third Floor



Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

## Strutt & Parker Notting Hill

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