

Golborne Road,  
North Kensington



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& Parker

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An immaculately presented two-bedroom flat with patio garden.

Situated on one of Notting Hill's most vibrant streets. This split level two-bedroom flat has been refurbished impeccably, featuring polished concrete floors and fantastic natural light.

There is a large open plan kitchen/reception room which leads directly on to a beautiful courtyard. The principal bedroom includes a walk-in wardrobe plus luxurious en-suite shower room and access onto a second patio. There is a second bedroom/study on the ground floor and the property further benefits from a second family bathroom and utility cupboard.



Location

Golborne Road offers an eclectic mix of artisan cafes, independent shops and restaurants. The world famous Portobello Road is within close proximity, as is Ladbroke Grove underground station (Circle and Hammersmith and City lines).

Postcode region: W10

General

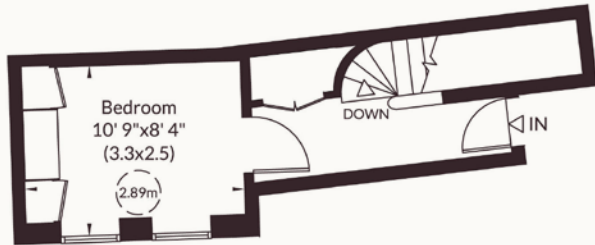
Tenure: Leasehold, expires 01.12.2148  
Local Authority: Royal Borough of Kensington and Chelsea  
Council Tax: Band D  
EPC Rating: C  
Service Charge: Ad Hoc for building maintenance  
Ground Rent: Peppercorn  
Parking: Doesn't qualify for residential permit  
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

771 sq ft (72 sq m)  
Immaculately presented  
Two bedrooms  
Two bathrooms  
Patio garden  
Leasehold  
Guide price £1,150,000

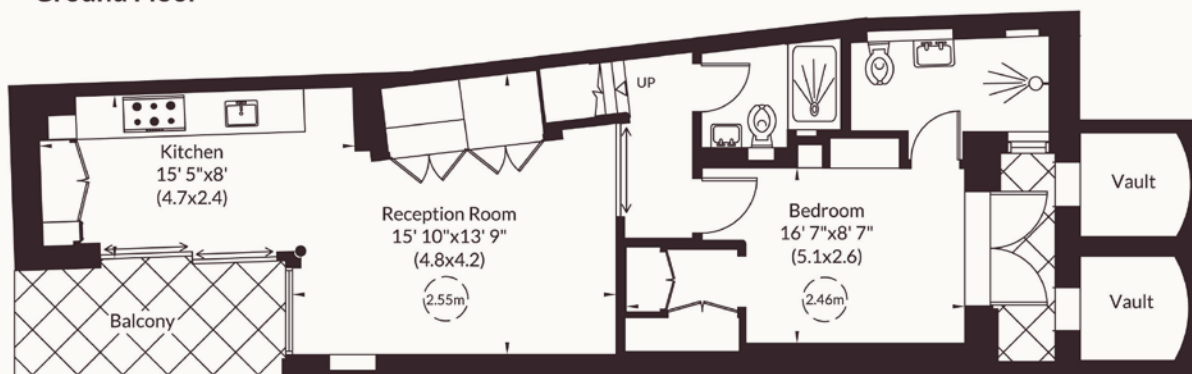


Approximate Gross Internal Area  
72 sq m/ 771 sq ft

Not to Scale, for identification only



Ground Floor



Lower Ground Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.

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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