

Hereford Road,
Notting Hill



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**1,107 sq ft (103 sq m) | Leasehold
Private entrance | West-facing garden
Two bedrooms | Two bathrooms**

Guide price £2,000,000

An outstanding two-bedroom maisonette with a private entrance and a large, west-facing garden.

This beautifully designed flat occupies over 1,100 sq ft on the ground and lower ground floors of a handsome Grade II listed, stucco-fronted period building. The property has exceptional entertaining space leading onto an impressive, landscaped garden which has access onto Bristow Place at the rear.

With generous proportions and wooden flooring throughout, the flat has two double bedrooms on the raised ground floor, one with en suite bathroom and dressing area. There is a further family bathroom and, ample storage.



Location

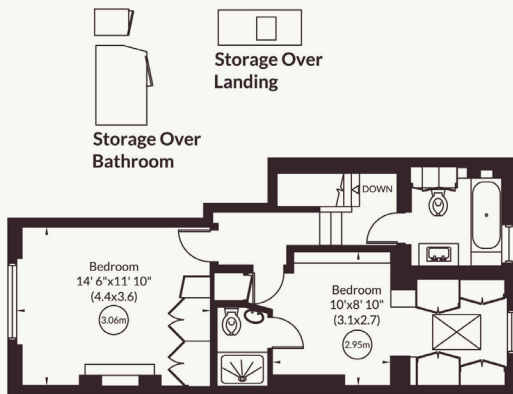
Hereford Road is set in the heart of Notting Hill in the Westbourne Conservation Area and this house is on the section running north from Westbourne Grove. It is therefore in close proximity to all the shopping, restaurant and transport facilities of the neighbourhood. The immediate area is home to some of the finest schools in prime central London and Pembridge Hall School, Chepstow House and Wetherby School are all within easy striking distance.

Postcode region: W2

General

Tenure: Leasehold, 999 years from 24 June 1984
Local Authority: City of Westminster
Council Tax: Band F
EPC Rating: C
Service Charge: Approximately £1,000 per annum for building insurance. Additional charges are ad hoc.
Ground Rent: Peppercorn
Parking: Resident's permit
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



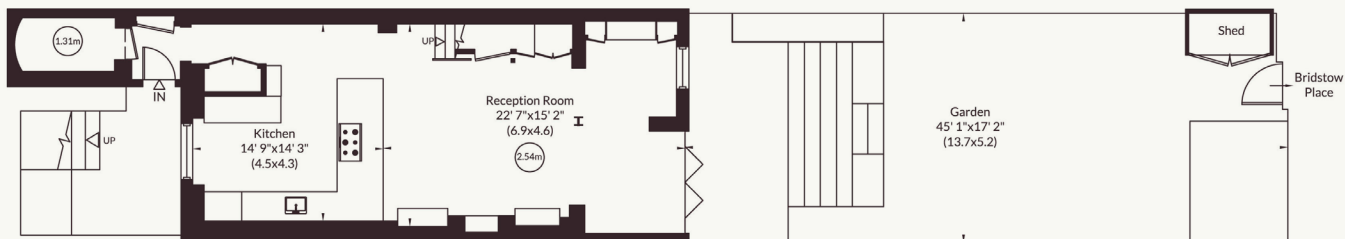


Approximate Gross Internal Area
100 sq m/ 1076 sq ft
3 sq m/ 31 sq ft Limited Use Area
Total 103 sq m/ 1107 sq ft
Not to Scale, for identification only

Reduced head height below 1.5m



Raised 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).



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