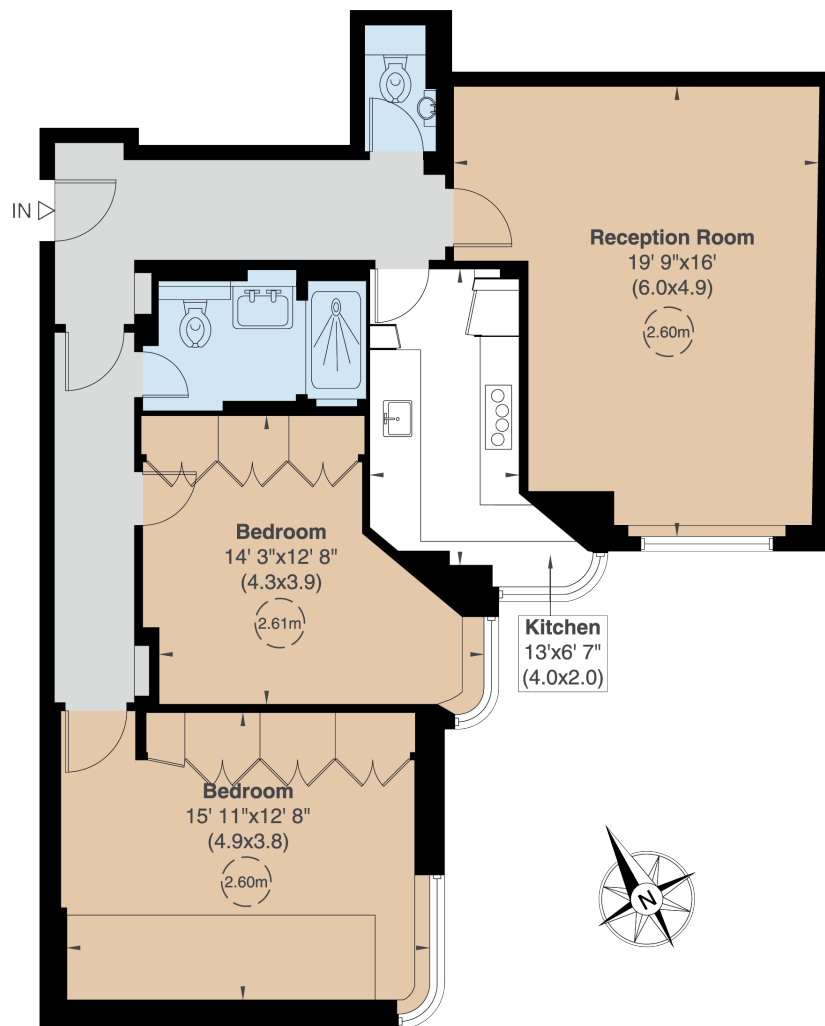




Princes House

Notting Hill, W11



Fifth Floor



A beautiful flat, presented to a high standard with access to Ladbroke Square Garden*.

This well-proportioned, top floor flat (with lift access) has been expertly designed to blend entertaining space with functional living. The solid oak parquet floor, bespoke lighting and wardrobes creates timeless elegance and luxury.

There is a large, west-facing reception room and separate kitchen, with two large bedrooms featuring built-in wardrobes, a family bathroom and guest WC with Lefroy Brooks fittings and Carrara marble.

Princes House is an attractive red brick, portered mansion block situated between Notting Hill Gate and Westbourne Grove. It lies opposite the green spaces of Ladbroke Square*, the largest private communal gardens in London. Notting Hill Gate underground station is 0.2 miles away (Central, Circles and District lines).

Floorplans

Gross internal area 976 sq ft (91 sq m)

For identification purposes only.

General

Tenure: 999 years from 24 June 1986, plus a Share of the Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £5,788.66, plus a £4,275 sinking fund contribution per annum

Ground Rent: £95 per annum, reviewed yearly

Council Tax: Band G

EPC Rating: D

Parking: Residents' parking

Broadband: Available

Asking Price: £1,500,000

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