

# St Lukes

Notting Hill, W11





## Stylish and well arranged one-bedroom, top floor flat.

The reception area flows into an open-plan kitchen and enjoys a pleasant southwesterly aspect, allowing for plenty of natural light throughout the afternoon and into the evening.

The bedroom is generously sized and benefits from excellent morning light, creating a bright and comfortable space.

Notting Hill's most vibrant and exclusive restaurants, shops, cafés and pubs are moments from the front door. The Ledbury (three Michelin stars) is at the end of the road; and the highly fashionable address of Westbourne Grove, and the more eclectic Portobello Road, provide the breadth of experience that makes Notting Hill such a desirable location. St Luke's Road is in close proximity of the Hammersmith and City line at Westbourne Park Road and not far from Notting Hill Gate and the Circle, District and Central lines.

### Floorplans

**Gross internal area 556 sq ft (51.7 sq m)**  
For identification purposes only.

### General

**Tenure:** Leasehold. 125 years from and including 01 October 2013

**Local Authority:** Westminster

**Service Charge:** £218 per month

**Ground Rent:** Peppercorn

**Council Tax:** Band D

**EPC Rating:** D

**Parking:** None

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

**Asking Price:** £650,000

## Notting Hill

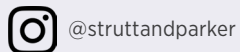
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