

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: £625,000

Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2026. Particulars prepared March 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

