

Colville Gardens – leasehold & share of freehold

Gross internal area: 58.1 sq m / 625 sq ft (approx.)

Specifications

Total floor space	58.1 sq m / 625 sq feet
Borough	RBKC
Council Tax Band	Band E
EPC Rating	Band C
Tenure	Leasehold & share of freehold
Ground rent	£200/annum

- A

Living room - open plan kitchen

6.19m x 5.96m  
20'4 x 19'7
- B

Bedroom

3.71m x 3.22m  
12'2 x 10'7
- C

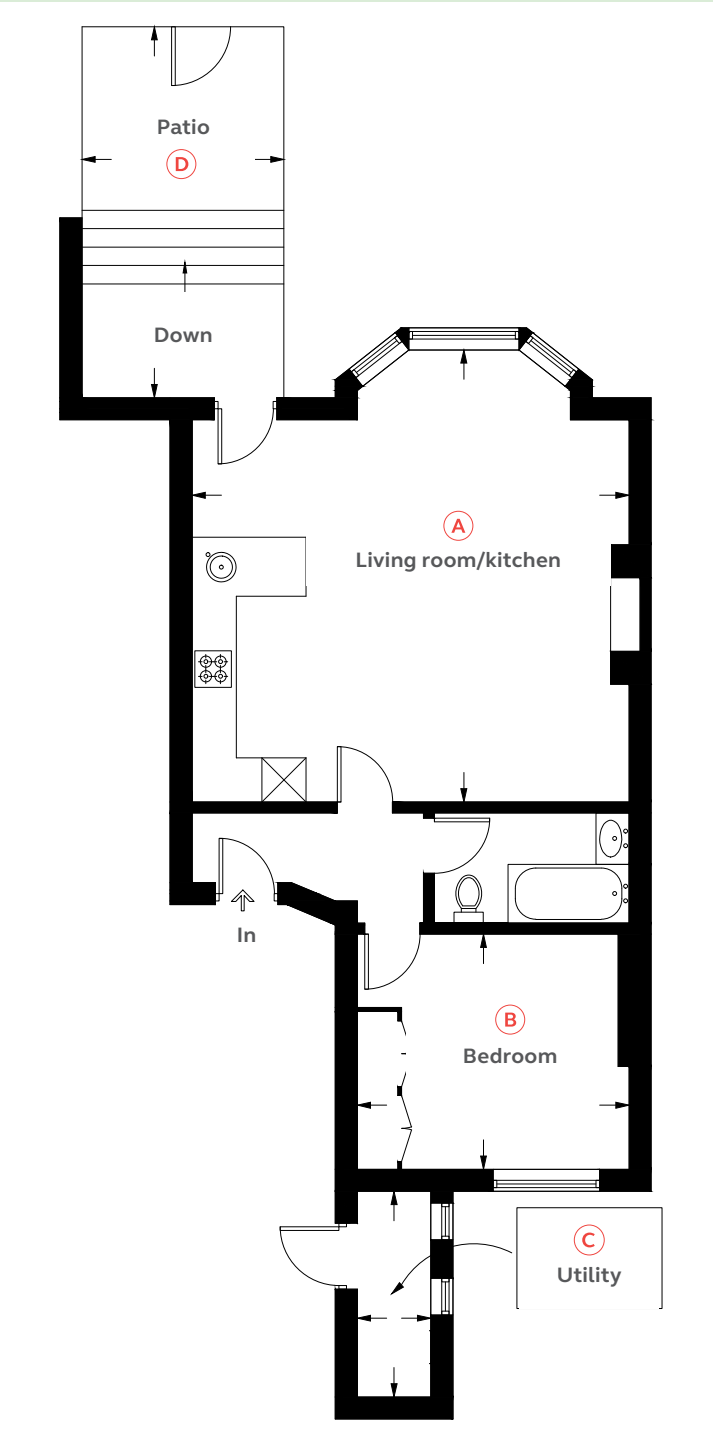
Utility room

2.77m x 0.98m  
9'1 x 3'3
- D

Patio

5.06m x 2.77m  
16'7 x 19'1

Illustration for identification purposes only, measurements are approximate, not to scale. For the avoidance of doubt, KLEIN shall not be liable for any reliance on these measurements.

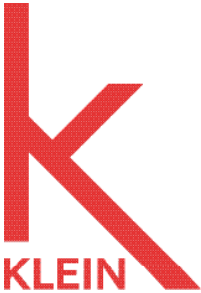


Colville Gardens

Notting Hill, W11 2BB

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£950,000



KLEIN

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This spacious and bright one bed flat features a very large open plan living room with high ceilings, period features, a large bay window and direct access to the private patio area.

The flat has wooden floors throughout, a modern bathroom and one bedroom with good storage. Further storage can be found in the seperate utility room which also houses the washing machine, dryer, boiler and other utilities. The utility room can be entered through the communal hallway.

The flat has a private patio leading onto the communal gardens of the neighbouring properties with views onto All Saints Notting Hill Church and the mature plants and trees of the surrounding gardens.

The flat is in the heart of Notting Hill with the amenities of Portobello Road and Westbourne Grove on the doorstep.

Leafy patio



Entrance hall



Open plan living room with kitchen



Easterly view of surrounding gardens



Kitchen



Bathroom



Entrance hall

