



Aldridge Road Villas, Notting Hill **W11**

Aldridge Road Villas

Notting Hill W11

Set on the raised ground floor of a charming period building, this beautifully presented one-bedroom flat is full of character. With large windows throughout, the property is flooded with an abundance of natural light, creating a warm and inviting atmosphere. High ceilings and wood floors further enhance the feel, giving the home a bright and airy ambience.



Guide price: £550,000

Tenure: Leasehold: approximately 87 years remaining

Service charge: £1,198 per annum, reviewed every year, next review due 2025

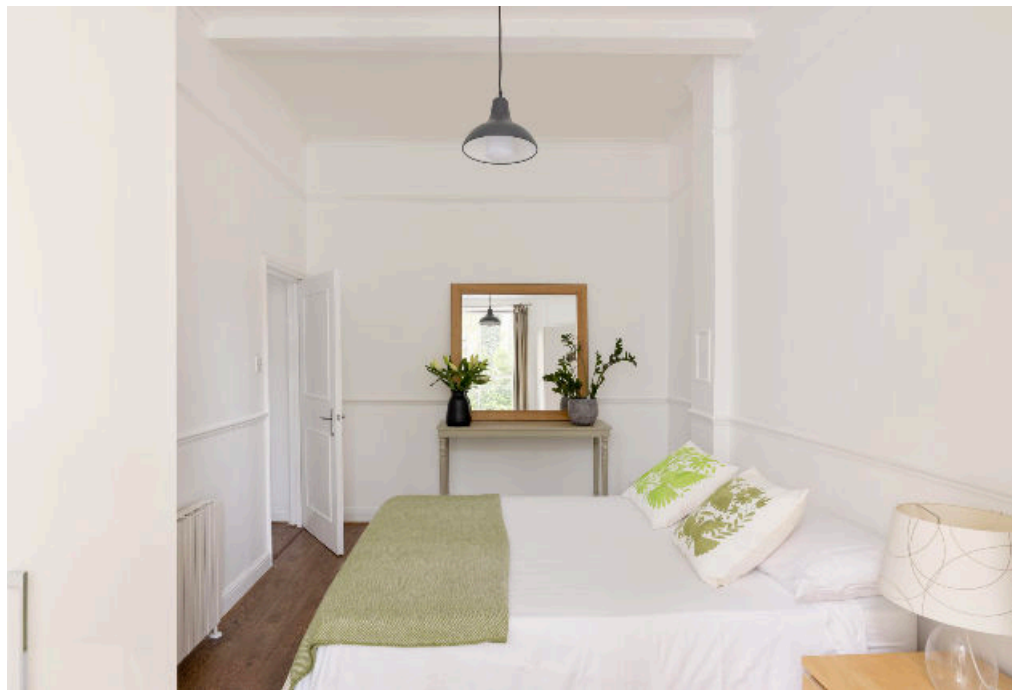
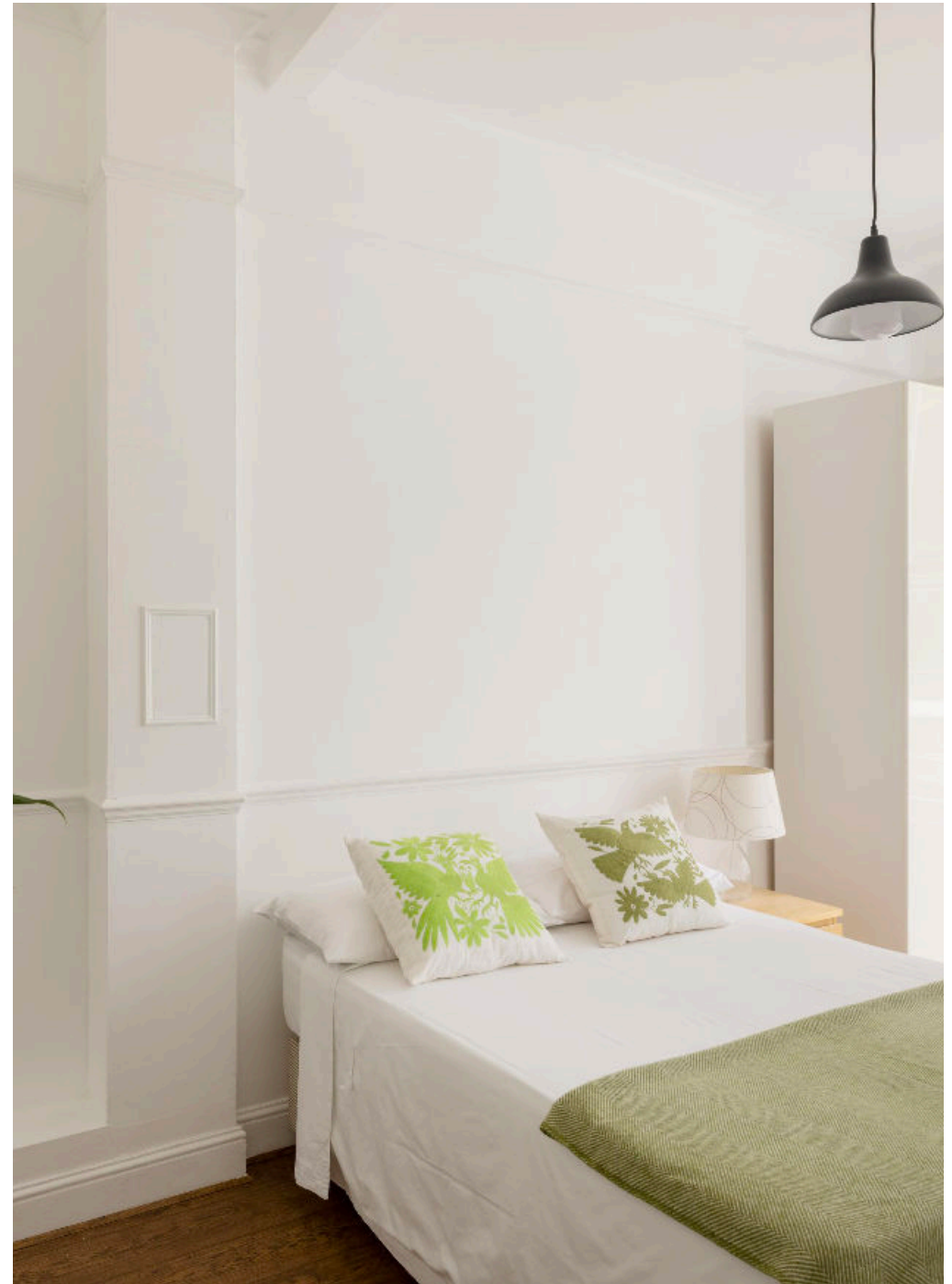
Ground rent: £100 per annum, fixed for the remainder of the lease

Local authority: City of Westminster

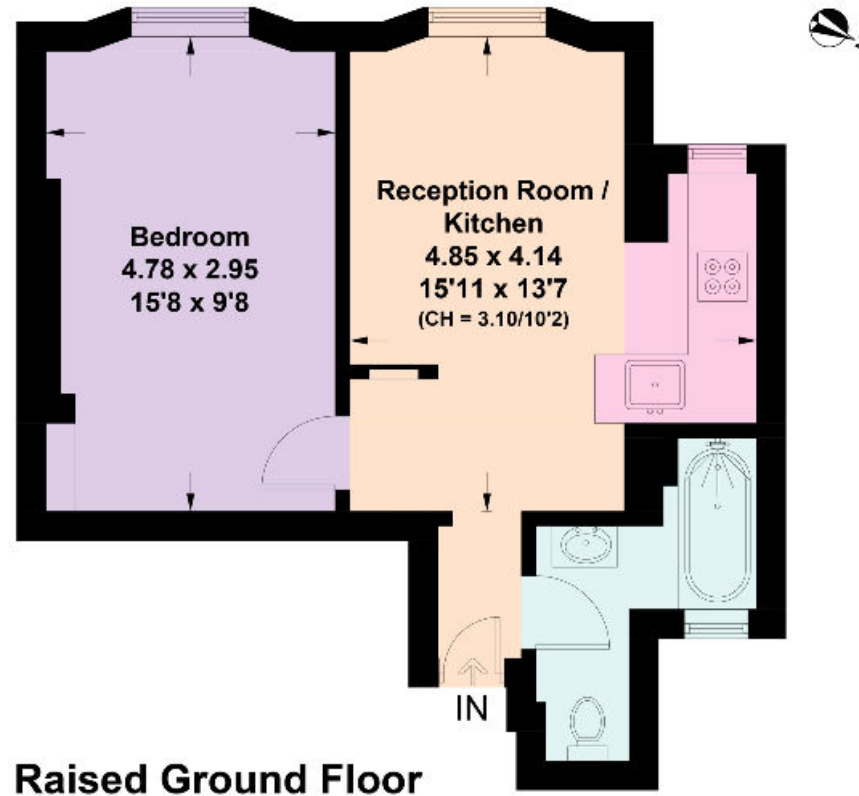
Council tax band: D







Aldridge Road Villas, W11



**Approximate Gross Internal Floor Area
38.2 sq m / 411 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank
Notting Hill**

294 Westbourne Grove
London
W11 2PS

We would be delighted to tell you more

Jack Thomas
020 3910 9732
jack.thomas@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2024. Photographs and videos dated November 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.