

Durham Terrace, Notting Hill

W11





Guide price
£1,250,000

Leasehold: approximately 100
years remaining



The maisonette is accessed at raised ground floor and opens out into the reception / dining area. The living room has tall ceilings with beautiful coving, a large window that welcomes an abundance of light into the room and stylish feature fireplace. The through living living room leads into the kitchen which offers an integrated kitchen corner unit. There is conveniently a WC on this floor.

The large paved and private garden is also accessed from this floor.

The lower ground floor accommodates both bedrooms, one with fitted wardrobes across one wall and both conveniently have en suite bathrooms.

A charming flat in a secluded part of Notting Hill.

Durham Terrace is situated in a quiet tree lined street close to the local amenities of Westbourne Grove. The maisonette is excellently located for transport via bus and tube.

Queensway Underground station is within walking distance providing access to the Central Line. Bayswater Underground station and Royal Oak station are also within close proximity offering easy access to Central London via the Circle Line and Hammersmith & City Line.



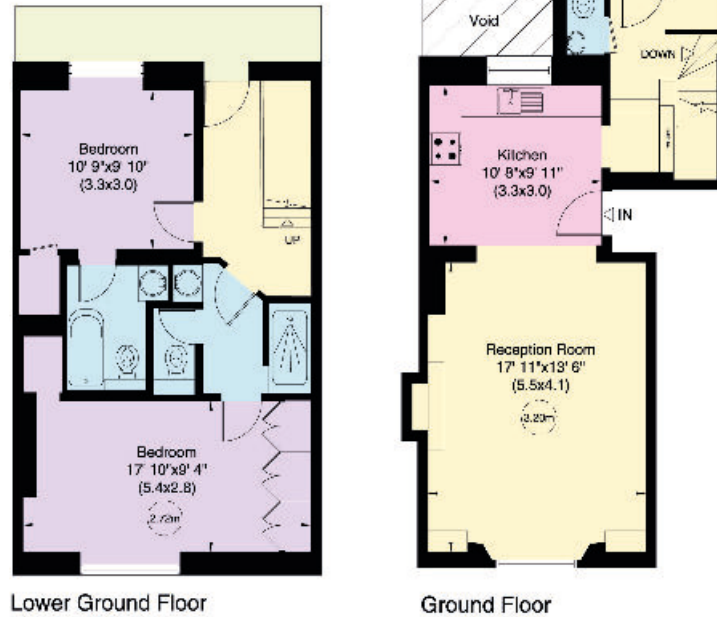
2 2 1

EPC
E

The image contains four circular icons: a bed with the number 2, a bathtub with the number 2, a sofa with the number 1, and a house with a tree and leaves. Below these icons is a circular badge with the text 'EPC E'.

**Approximate Gross Internal Floor Area
91 sq m/984 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

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more.

Chelsea Whelan
020 7229 0229
chelsea.whelan@knightfrank.com



Connecting people & property, perfectly.

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 [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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.