

Lancaster Road, London W11



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Located on the sought-after Lancaster Road and set within a charming period conversion, this impressive property spans over the second and third floors with a stunning roof terrace.

Comprising a spacious reception room, ideal for entertaining, with wooden floors, and ample dining space. The reception room boasts a bar area, complete with a built-in wine fridge, perfect for hosting. The fully-integrated modern kitchen leads off to the terrace.

The second floor comprises three generously sized bedrooms, including one en suite, as well as a modern bathroom. All beautifully presented with stylish finishes and an attention to detail.



Guide price: £1,500,000

Tenure: Share of freehold plus leasehold, approximately 94 years remaining

Service charge: TBC

Ground rent: TBC

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: D

Ideally located in the Royal Borough of Kensington & Chelsea, Notting Hill is renowned for its world-famous carnival and bustling Portobello Road market.

Ladbroke Grove underground (District, Circle, Central, and Hammersmith and City lines) and bus services to the West End, the City, and Canary Wharf are a few minutes walk.

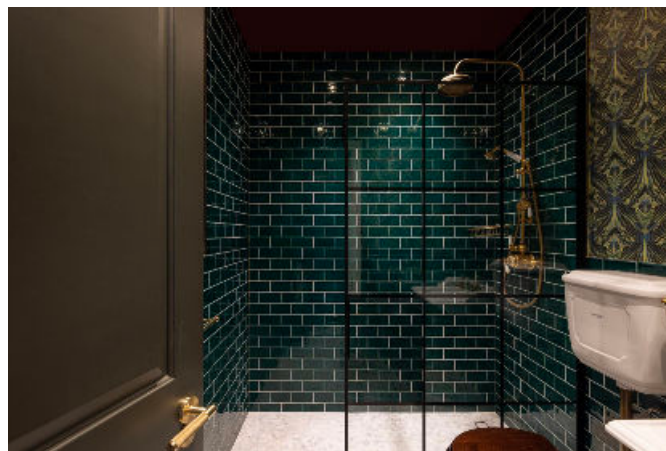
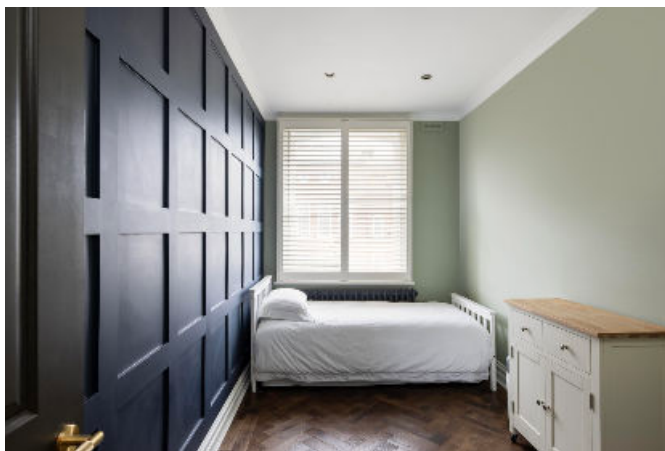
Enjoy close proximity to Hyde Park, Kensington Gardens, Holland Park, Kensington High Street, and the Westfield shopping centre.

NB: We have been unable to confirm the next review date for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.



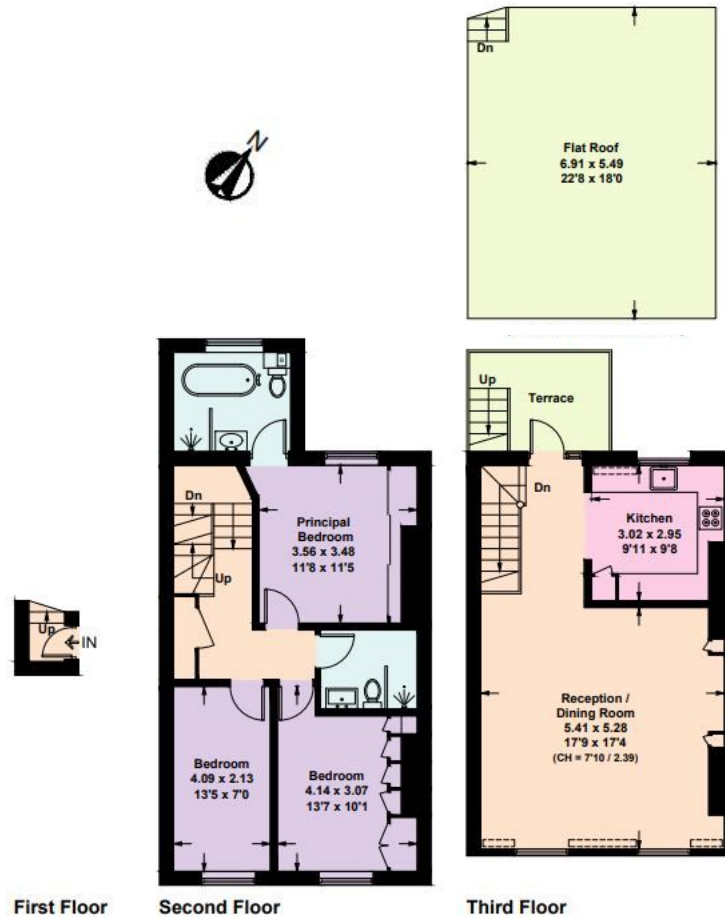






**Approximate Gross
Internal Floor Area
102.3 sq m / 1,101 sq ft**

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

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We would be delighted to tell you more

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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.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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