

# Kelvin Court, Notting Hill W11



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A stylish one bedroom apartment located in a prestigious mansion block. The reception room has large windows allowing for natural light. The kitchen is seamlessly designed and organized into fully integrated fittings. There is one bedroom and a family bathroom.

The principal bedroom has the benefit of a fitted wardrobe space. Throughout the apartment, there are large windows allowing for natural light to burst through.



**Guide price:** £785,000

**Tenure:** Leasehold: approximately 136 years remaining

**Service charge:** £8,500 per annum, reviewed every year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** Royal Borough of Kensington & Chelsea

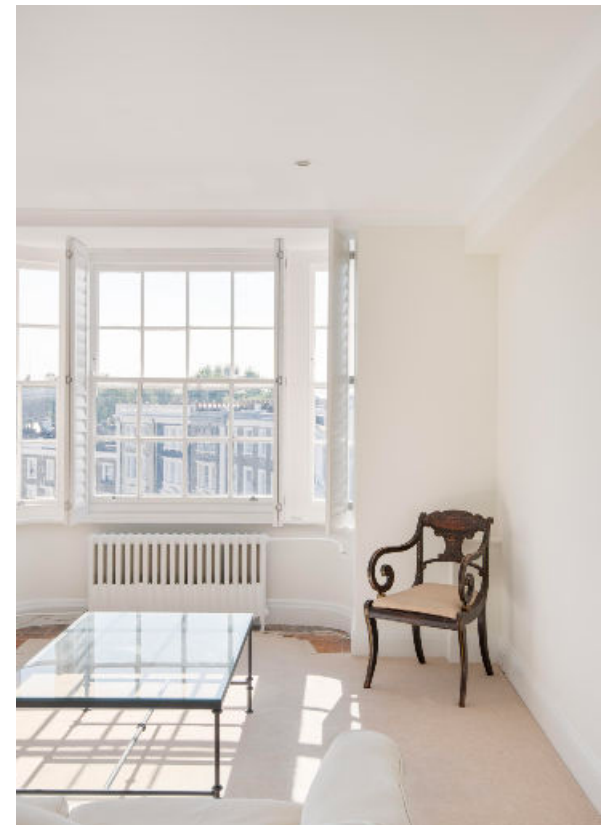
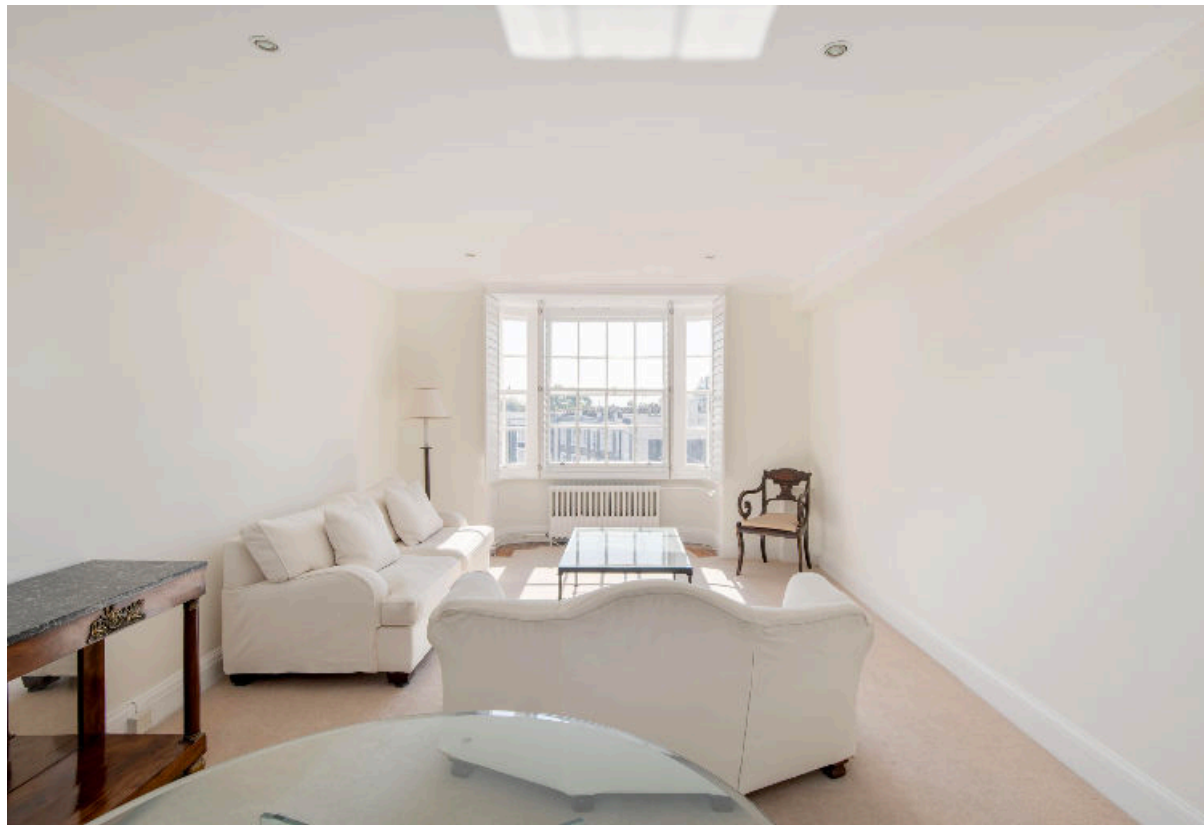
**Council tax band:** E

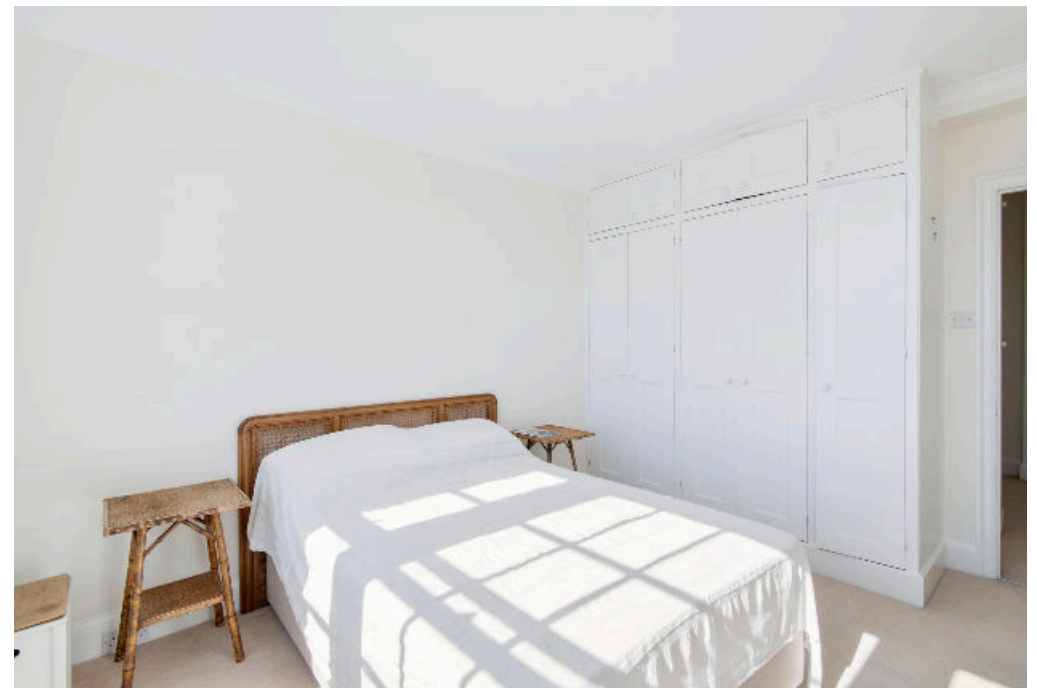
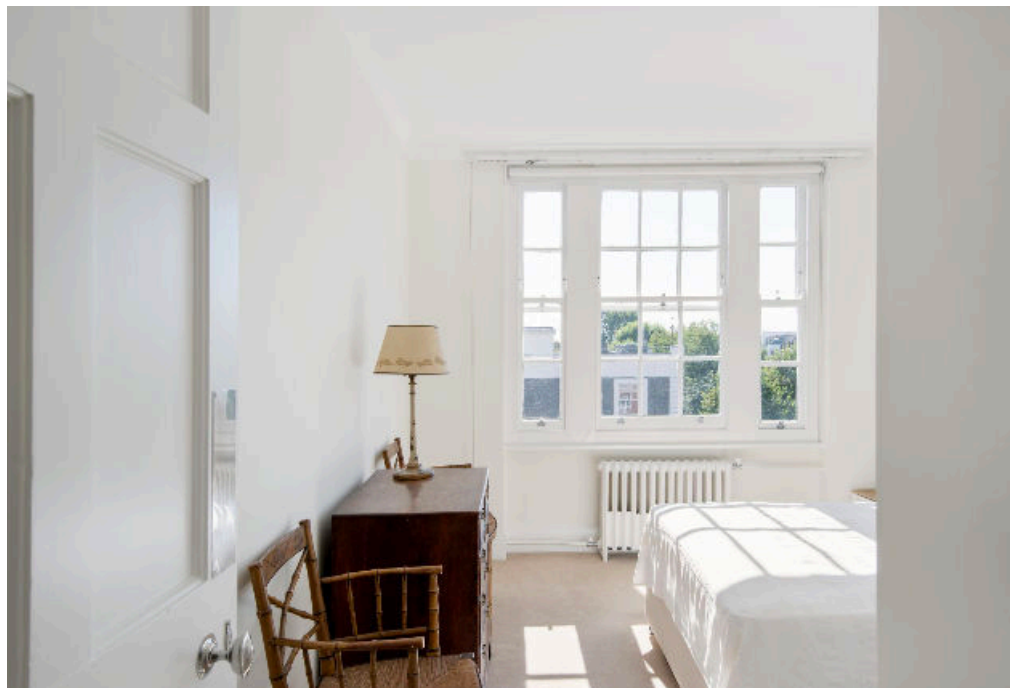
## Location

Kelvin Court is a popular building moments from Notting Hill Gate (Circle, District and Central Line) and is therefore close to the shopping and transport facilities of the immediate area.

It is also a qualifying address for memberships to Ladbroke Square Gardens.

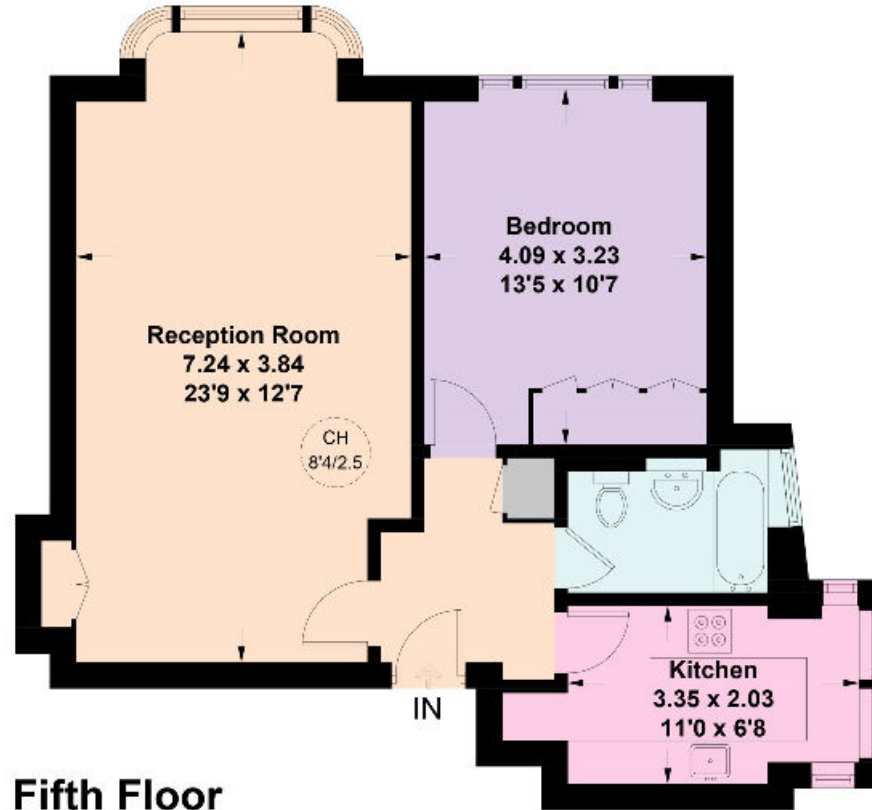






## Kelvin Court, W11

Approximate Floor Area = 57.0 sq m / 613 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)



### Fifth Floor

Knight Frank  
Notting Hill

294 Westbourne Grove  
London W11 2PS

I 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.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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