



## PRINCES HOUSE

Notting Hill, W11



# STUNNING 2-BEDROOM GROUND FLOOR FLAT

This beautifully presented 2-bedroom flat is located on the ground floor of an attractive mansion block, offering both style and comfort, in Prime Notting Hill Location.



2 1 1 TBC

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Leasehold: 960 years remaining, reviewed every year, next review date 2026

Ground rent: £65 per annum reviewed every year, next review date 2026

Service charge: £5,331 per annum reviewed every year, next review date 2026

Guide Price: £1,200,000

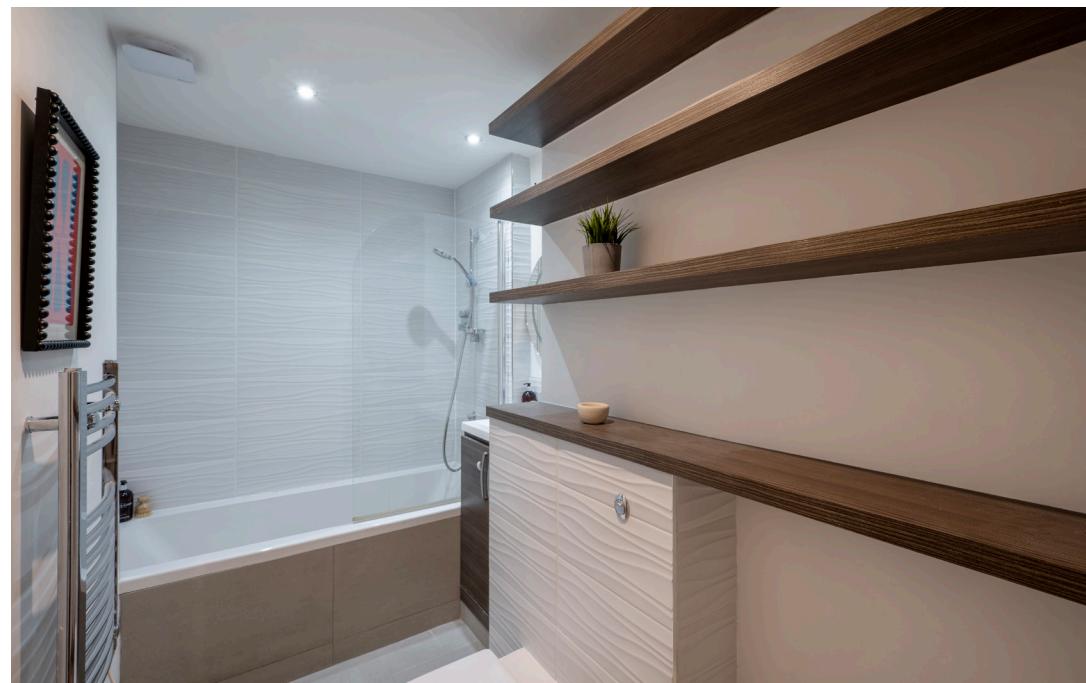


THIS PROPERTY HAS THE RIGHT TO APPLY FOR LADBROKE SQUARE COMMUNAL GARDENS.

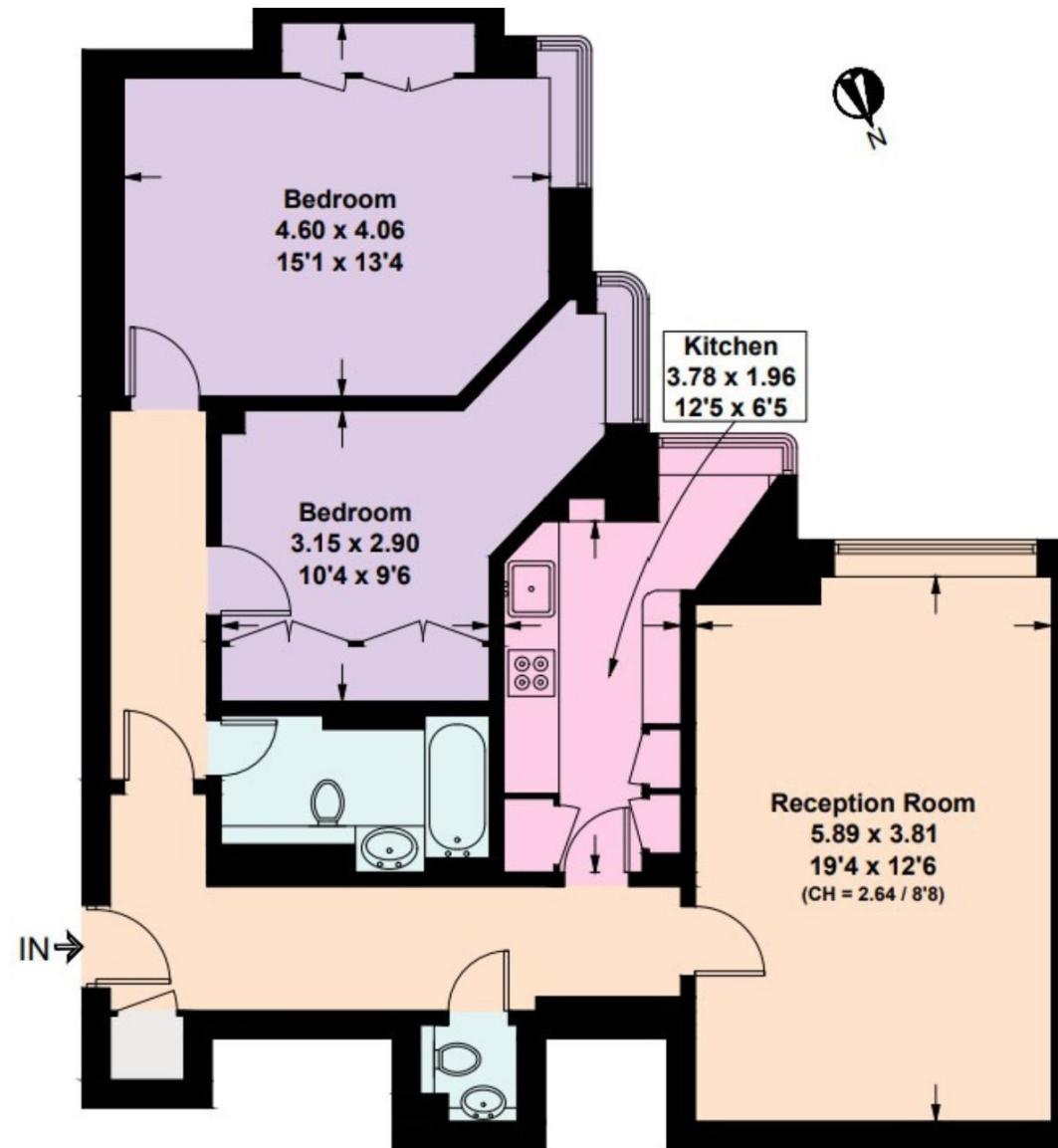
Both double bedrooms feature fitted wardrobes, providing plenty of storage space. The flat is finished with elegant parquet flooring and modern décor throughout, creating a warm and inviting atmosphere. Situated in a quiet location within the charming Princes House, the flat is just moments from Notting Hill Gate, with easy access to the area's shops, bars, restaurants, and the famous Portobello Road market. Notting Hill Gate Station is also nearby, offering excellent transport links around the city.

\*Please note we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.









## Ground Floor

(Including Basement / Loft Room)

Approximate Gross Internal Area = 86.5 sq m / 931 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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