



THE GARDEN FLAT COLVILLE GARDENS W11

This well-proportioned garden apartment is set in the heart of Notting Hill in a quiet cul de sac and it has a small patio which in turn leads directly onto communal gardens.





Arranged over approximately 794 /ft2 (73.6 /M2) this charming apartment has a discreet entrance from the communal gardens leading into an entrance hall, with utility area, which in turn leads to a large drawing room with bay window and original fireplace.

There is a well-equipped kitchen, and the corridor leads to the master bedroom suite which is a generous 16'5" x 12" with fitted wardrobes and shower room.

There is a further family bathroom and another bedroom of approximately 9'1" x 8'10".

Colville Gardens is a popular road in the heart of Notting Hill, and it enjoys use of well-maintained communal gardens.

It is close to Portobello Road with its world-famous market, bars, shops, and restaurants. Electric House and the Electric Cinema are also close by and there are good transport links with nearby Ladbroke Grove underground station (Circle Line & Hammersmith & City) and Notting Hill Gate (Central Line, Circle & District line).



GROSS INTERNAL AREA (APPROX)
794 SQ FT / 73.76 SQ M



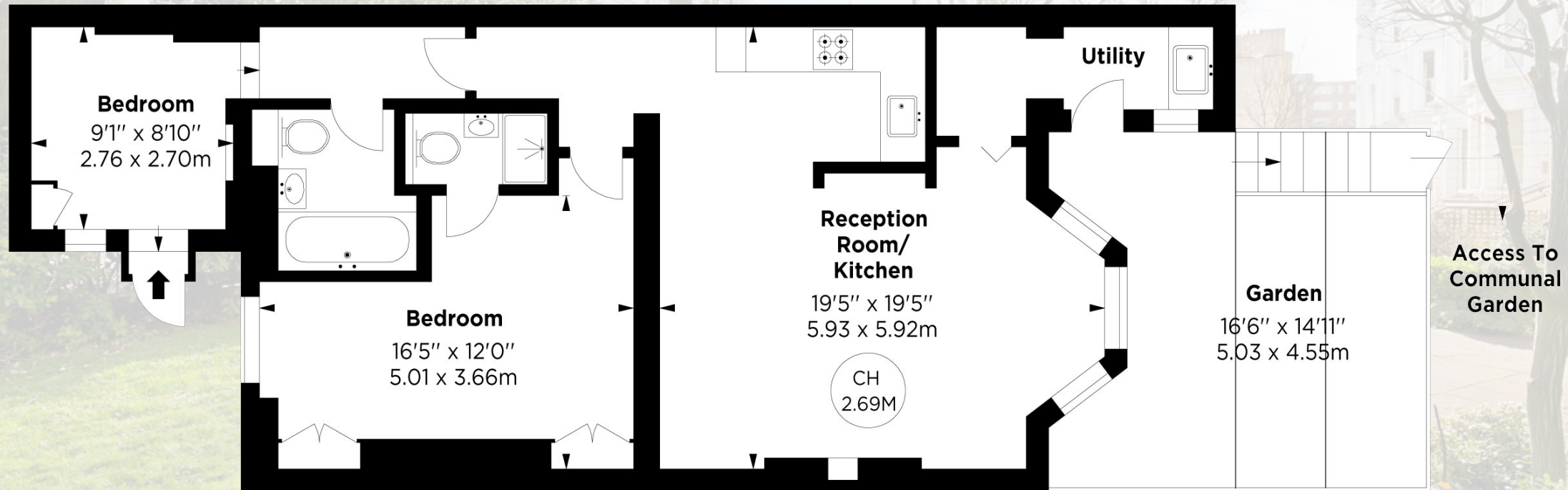
Key :
CH - Ceiling Height

Guide Price: £750,000

Tenure: Share of freehold

Service Charge: £3,250 per year

Ground Rent: £200.00 per year



LOWER GROUND FLOOR

MASKELLS

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.