

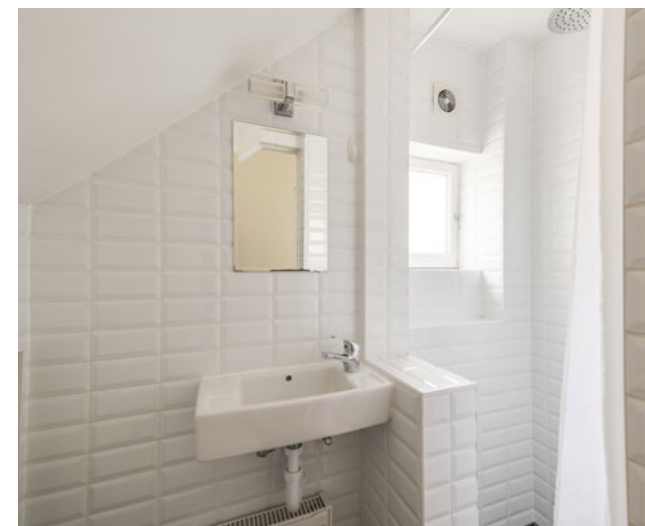


GROUND FLOOR FLAT

1 Chepstow Villas

NOTTING HILL W11





A classic Notting Hill pad

On the ground floor of an end-of-terrace building, allowing the reception room a dual aspect including an attractive bay window. The outlook from the large bedroom at the rear is over a garden, and there is a separate shower room and an eat-in kitchen.

The rooms are generous and include ceiling heights of 3.4m, stripped timber floors, original features, and a fireplace with a working gas fire.

Accommodation

- Large reception room with bay window
- Double bedroom
- Shower room
- Eat-in kitchen

Terms

Tenure: Leasehold 999
years from 18.07.2017
plus a share in the
freehold company

Service Charge: TBC

Local Authority:
The Royal Borough of
Kensington & Chelsea

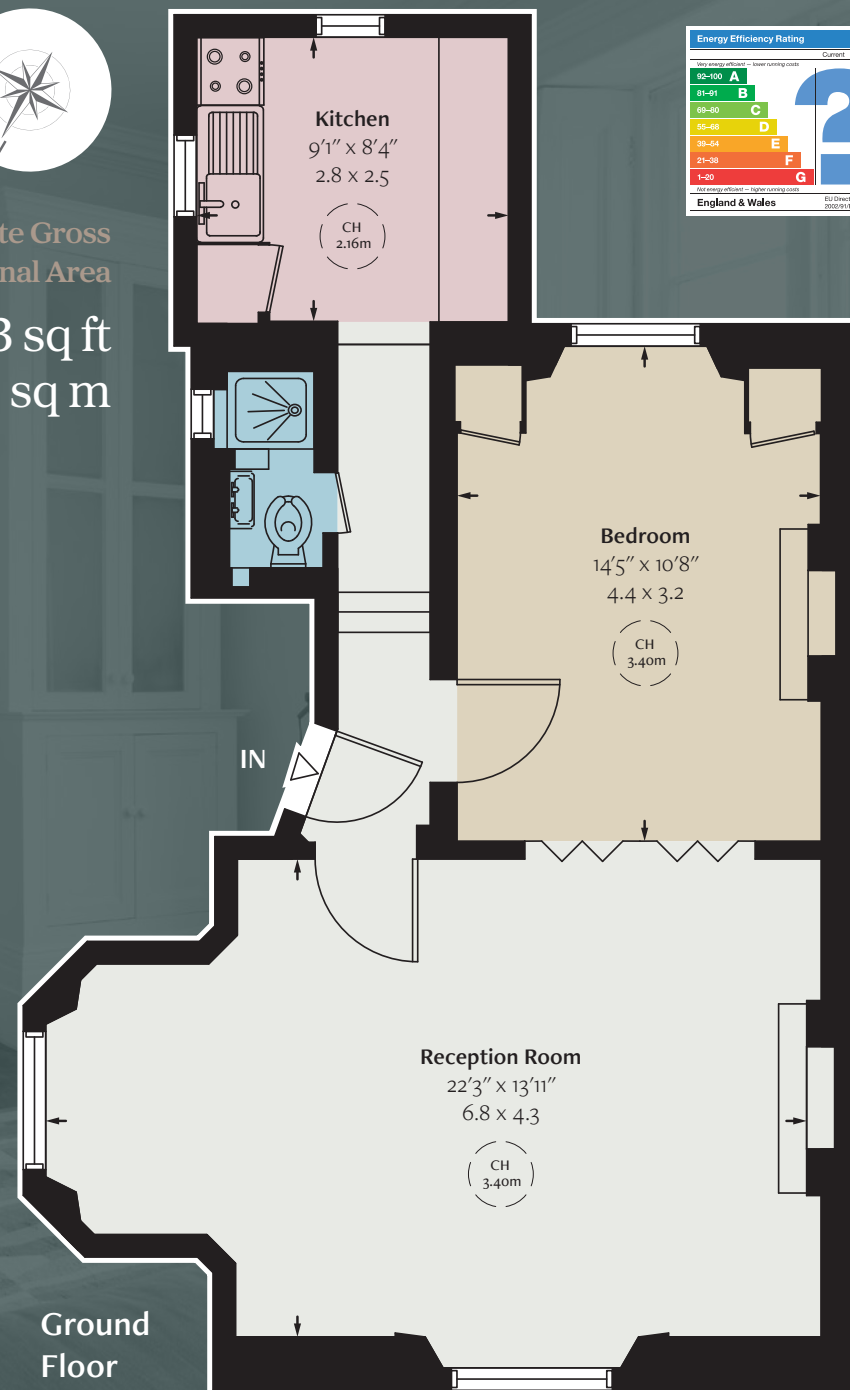
Council Tax: Band E



Approximate Gross
Internal Area

603 sq ft
56 sq m

Energy Efficiency Rating		Current	Potential
How much energy does the property use?			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
How much energy does the property use?			
England & Wales			



IMPORTANT NOTICE Please be aware that descriptions of property are inevitably subjective. Those given here are intended to be fair and accurate, but they are prepared for guidance only and do not form part of any offer or contract. No responsibility is taken for errors, omissions or mis-statements. Plans are for guidance only and must not be relied upon as statements of fact. Areas, measurements or distances referred to are approximate only. It should not be assumed that items shown in photographs will remain at the property. Pereds make no representations nor give any warranty whatever either during negotiations, in particulars, or elsewhere.



PEREDS

INDEPENDENT
PROPERTY CONSULTANTS

020 7221 1404

PORTLAND HOUSE · PORTLAND ROAD
HOLLAND PARK · LONDON W11 4LA
PEREDS.COM