

RUSSELL SIMPSON

One bedroom flat in a white stucco townhouse with direct communal garden access

LANSDOWNE CRESCENT
NOTTING HILL W11

Lansdowne Crescent

Sold

BEDROOMS 1	INTERNAL 691 SQ FT 64 SQM	OUTDOOR 33 SQ FT	COUNCIL —
BATHROOMS 1		EPC D	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 973 YEARS	GROUND RENT £100 P/Y	SERVICE CHARGE £2,350 P/Y





The Property

Beautiful flat with bright interiors and a balcony on a sought-after street in Holland Park





Indoor Spaces

Entering the flat on the raised ground floor, you step directly into a fitted kitchen with enough space for a dining table. From here, double doors open onto a generous reception room, with built-in shelving, an ornate cornice and a fireplace adding to the sense of elegance.





The Bedroom

The other side of the flat features a bedroom with considerable storage space and a well-proportioned ensuite bathroom. In addition, double French doors open out onto a balcony, bringing afternoon light into the room. A guest WC completes the property.



The Design

The property is exceptionally well presented, with the careful application of colour and furnishing accentuating the period features.





The Neighbourhood

The property includes a west-facing balcony with views across communal garden to the pastel-painted houses of Lansdowne Road. A staircase leads directly down into the garden.

Lansdowne Crescent is an impressive street of Grade II listed terrace houses built from 1860 onwards. It was named after the 3rd Marquess of Lansdowne, a former Chancellor of the Exchequer.

From here, Holland Park underground station is a short walk away. In addition, the many restaurants and shops of Notting Hill are within easy reach, while the open spaces of Holland Park are also nearby.

img 1 Communal Gardens

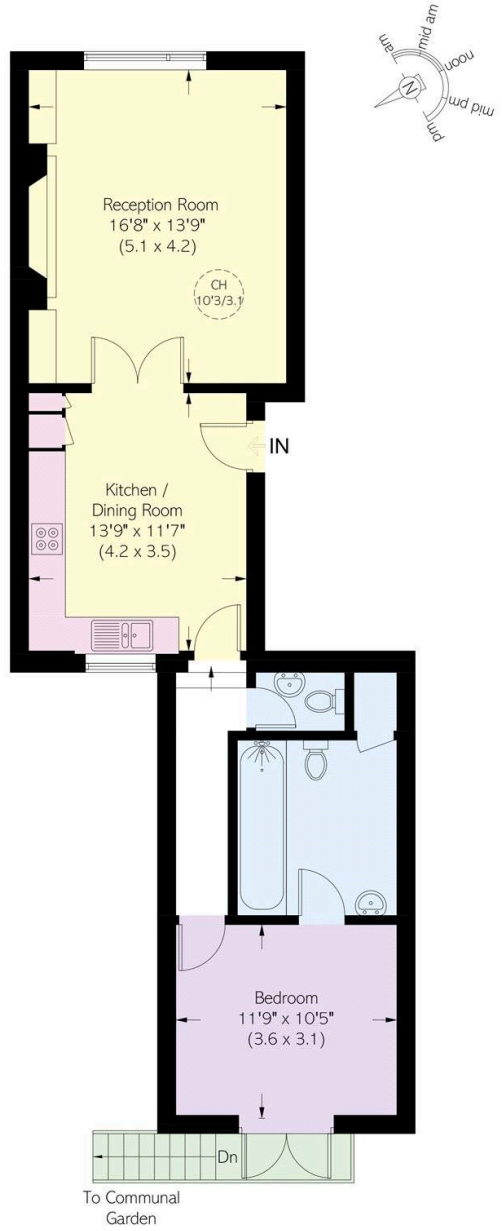
Lansdowne Crescent, W11

Approximate area
64.2 sq m / 691 sq ft

Including limited use area
(0.7 sq m / 7 sq ft)

Approximate external area
3.1 sq m / 33 sq ft

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Raised Ground Floor

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.

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