



RUSSELL SIMPSON

Stylish one-bedroom flat with a
garden and contemporary interiors
in Notting Hill

ST LUKE'S ROAD
NOTTING HILL W11

St Luke's Road

Sold

BEDROOMS 1	INTERNAL 792 SQ FT	OUTDOOR 521 SQ FT	COUNCIL —
BATHROOMS 1	73 SQM	EPC C	COUNCIL TAX E
TENURE Share of freehold	LEASE LENGTH 998 YEARS	GROUND RENT —	SERVICE CHARGE —



The Property

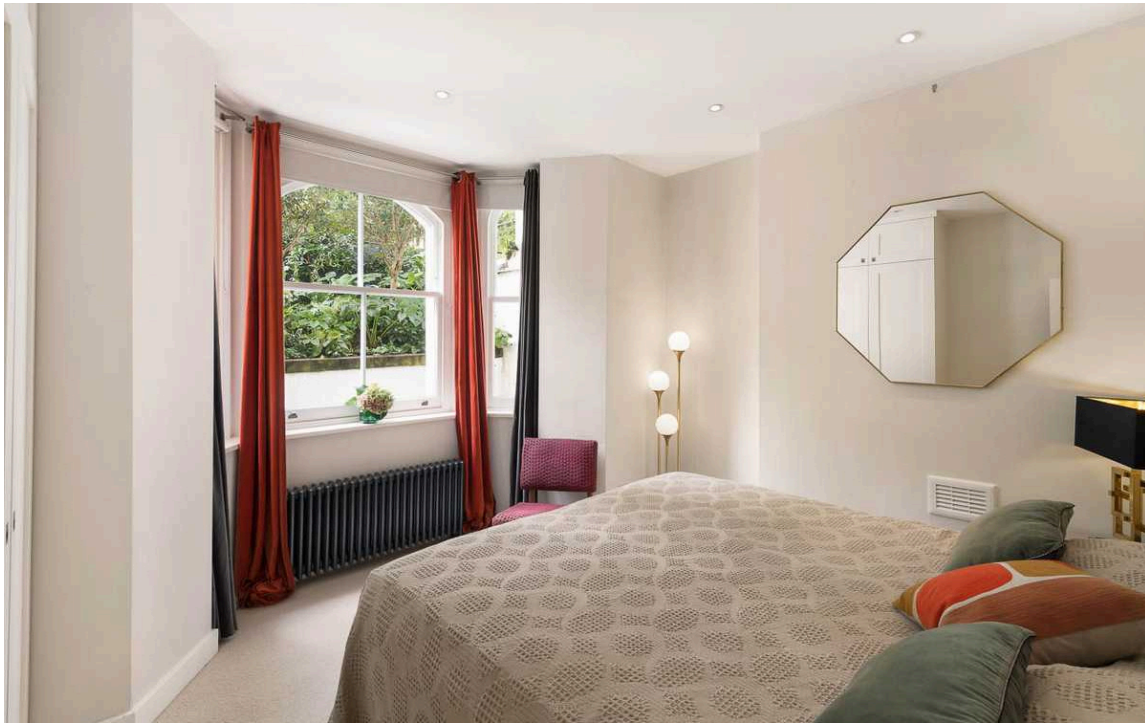
Bright and spacious flat in a pastel painted house close to Westbourne Park station and Portobello Road



Indoor Spaces

Entering the flat on the ground floor, the front hall leads through to a well-proportioned reception room. This includes a fitted kitchen, as well as separate dining area and seating areas. In addition, a bifolding French window leads out into the garden and an overhead skylight ensure this space is filled with brightness throughout the day.





The Bedroom

The front half of the flat offers a bedroom with a south-west facing bay window and built-in storage space. On one side is a bathroom with a bath, on the other side is a dressing room.





The Design

The property is decorated in a contemporary style and presented in excellent condition. Wooden floors and exposed brickwork create relaxed and fashionable interiors.



The Neighbourhood

The property includes a large garden with a lawn and a seating area with wooden decking.

St Luke's Road is an attractive residential street lined with trees and terrace houses with stucco dressings. From here, the many restaurants and boutique shops of the Portobello Road are close. In addition, Westbourne Park underground station is nearby, while Notting Hill Gate is also within walking distance.

St Luke's Road, W11

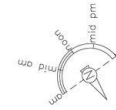
Approximate Gross Internal area
792 sq ft / 73.58 sq m

Approximate Outdoor area
522 sq ft / 48.5 sq m

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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.

Key:
CH - Ceiling Height



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