



Lansdowne Crescent, Notting Hill, W11

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Lansdowne Crescent, Notting Hill, W11

A well presented two-bedroom flat with access to a patio garden on a prime Notting Hill street.

Situated on the ground floor within the uniquely designed and contemporary Lansdowne Court, this two-bedroom flat is well arranged offering an open-plan kitchen and reception room with direct access to a south-facing patio garden. The generous principal bedroom is nestled at the back of the property, away from the road, offering a peaceful space.

Lansdowne Crescent is an extremely pretty street in the heart of the garden square landscape of Notting Hill. A highly regarded address, it benefits from all the shopping and transport facilities of Westbourne Grove and Notting Hill Gate. It is also within easy reach of the West End, the City and Heathrow Airport.

Two bedrooms | One bathroom | Open-plan kitchen reception room | Patio garden | EPC rating D

Terms

Tenure: Leasehold expiring 29/09/2135

Service Charge: £5433 per annum approximately

Ground Rent: £24 per annum

Council Tax: Band E

Local Authority: The Royal Borough of Kensington and Chelsea

Asking Price: £795,000

Notting Hill

303 Westbourne Grove, London, W11 2QA

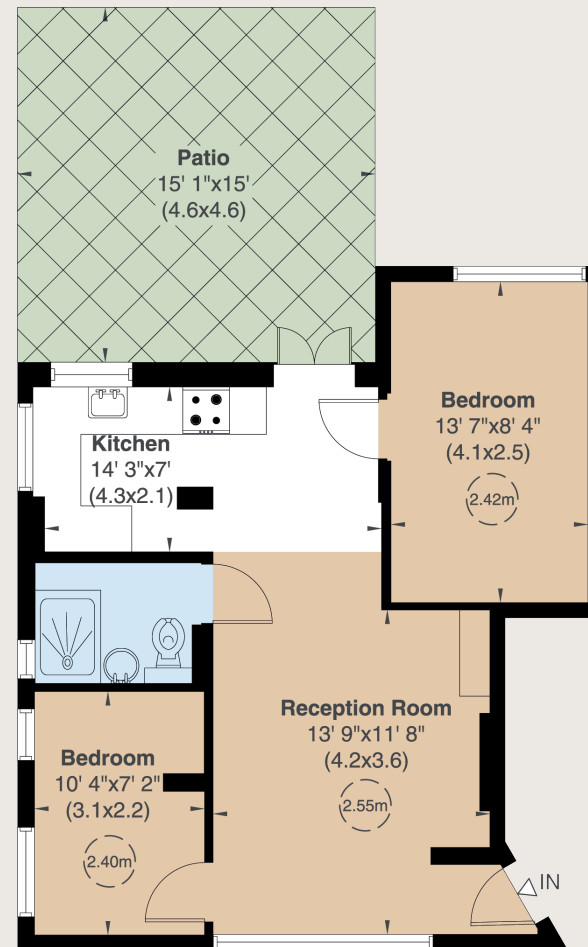
020 7221 1111

nottinghill@struttandparker.com

struttandparker.com



Gross Internal Area 526 sq ft (49 sq m)
For identification purposes only.



IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2024. Particulars prepared September 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.



BNP PARIBAS GROUP