



Needham Road  
Notting Hill, W11

£845,000

🛏️ 1 🚲 1 🏠 Flat/Apartment

HOMESITE

# Split level apartment with a private courtyard

## FULL DETAILS

A well-presented split-level apartment with its own front door and private courtyard on this sought after street in Notting Hill. Offered in excellent condition throughout the ground floor comprises of a reception area, open plan kitchen, bathroom and access onto the private outside space. The lower floor comprises of a large double bedroom and a further reception room which could also be used as a guest bedroom. Located just off Westbourne Grove the property is superbly located for the fabulous array of restaurants, boutiques and cafes that Notting Hill has to offer. The world-famous Portobello Road is also a short walk away as are the wide range of amenities of Bayswater. Notting Hill tube station (central, circle and district lines) is also a short walk away.

Share of Freehold. Ad hoc service charge.

## PROPERTY FEATURES

- Split level apartment
- Private outside space
- Exceptional storage
- Double Bedroom
- Two Reception Rooms (one can be a guest bedroom)
- Family Bathroom
- Open Plan Kitchen
- Council Tax Band E - Westminster City Council

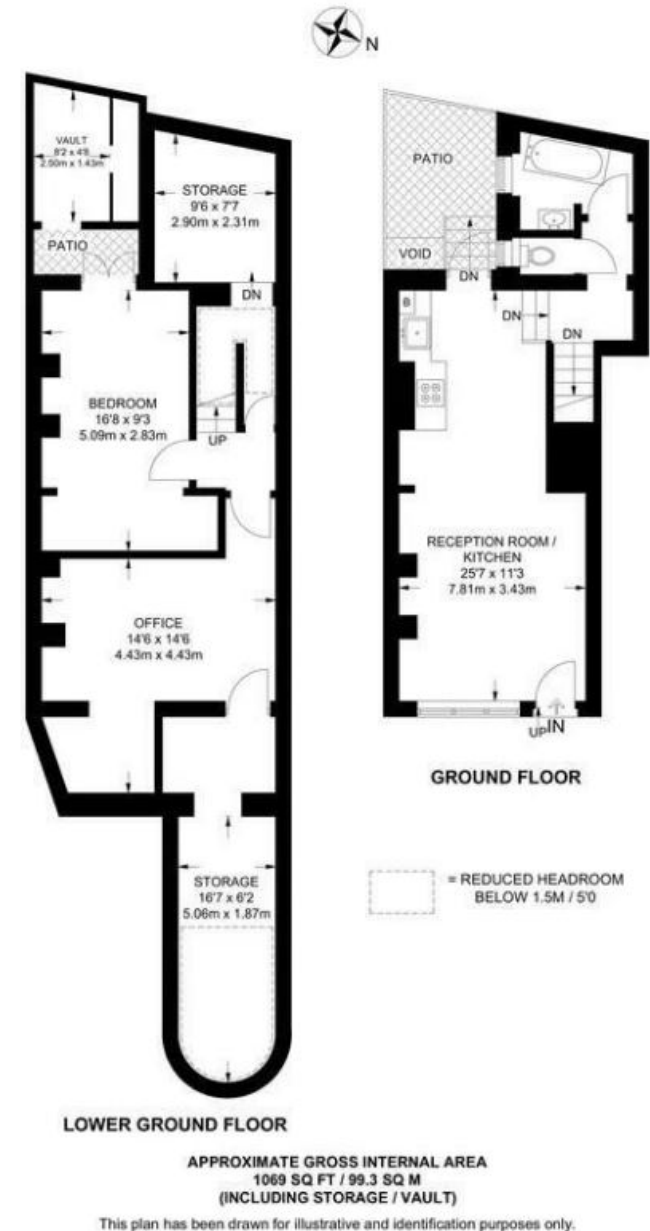
## PROPERTY INFO

**TENURE**  
Share of Freehold

**SERVICE CHARGE**  
ad hoc

**GROUND RENT**  
none

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



\*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.