



Colville Gardens, W11

£685,000

A unique and charming one bedroom apartment set within a converted period building right in the heart of Notting Hill. This apartment is light and bright with high ceilings and an open plan kitchen living area.

One Bedroom | Wooden Floors | Security Guard | Private Communal Garden |

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A unique and charming one bedroom apartment set within a converted period building right in the heart of Notting Hill. This apartment is light and bright with high ceilings and an open plan kitchen living area. Above the kitchen is a mezzanine floor level which creates a perfect area for a reading snug or TV space away from the main living room, this can also be used as a sleeping area for guests.

The building itself is surrounded by its own private communal gardens and is just moments' walk away from the shopping district of Westbourne Grove and the bars and restaurants on Portobello Road.

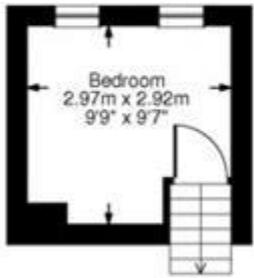
Notting Hill Gate and Ladbroke Grove tube stations are also very convenient.





PINEHURST COURT

Approximate Gross Internal Area : 46 sq m / 490 sq ft



Ground Floor



First Floor



Mezzanine Level

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.