



Blenheim Crescent, W11

£825,000 Share of Freehold

513 sq ft (48 m²) • bedroom • bathroom • open plan kitchen reception area • lovely residential street • Kensington and Chelsea borough • rental investors only • EPC: C



**Douglas
& Gordon**



This spacious, one bedroom, second floor flat is located in the heart of Notting Hill on a lovely residential street, just off Ladbrooke Grove. An open plan kitchen living area with feature fireplace is great for entertaining and offers lots of light and charm, the property is currently tenanted and is on offer to Buy to Let Investors.

Blenheim Crescent runs from Clarendon Road right up to Portobello Road, with lots to offer in terms of trendy unique shops, cafes, restaurants and bars.

Ladbroke Grove Underground Station (Circle & Hammersmith) and Notting Hill Gate (Central and District & Circle) is within walking distance, with easy access to the A40 and main bus routes. Paddington is within easy reach with Heathrow Express and Crossrail opening in the future giving further connections.

bedroom

bathroom

open plan kitchen reception area

lovely residential street

Kensington and Chelsea borough

rental investors only

EPC: C

Approximate gross floor area:
513 sq ft (48 m²)
Includes Cellar or Storage
Space where applicable

FOR ILLUSTRATIVE PURPOSES
ONLY. NOT TO SCALE.

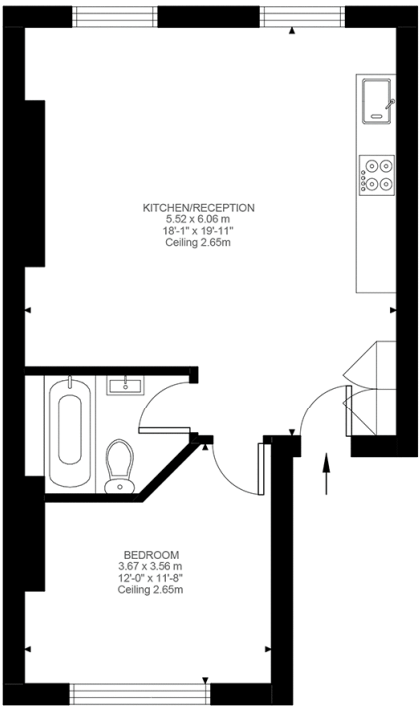
As defined by RICS code of
measuring practice

This floorplan is representative and for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 4 March 2022

Blenheim Crescent, Notting Hill, W11



APPROXIMATE GROSS INTERNAL (LIVING) AREA
47.62 SQ.M / 513 SQ.FT



THIRD FLOOR
513 SQ.FT / 47.62 SQ.M



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



Good to know

Nearby station: Ladbroke Grove
 280m (3 mins) (Line of sight)
 Gross floor area: 513 sq ft (48 m²)
 Local authority: Kensington & Chelsea
 Council tax band: D
 Service charge: £600.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

Notting Hill Office

299 Westbourne Grove, W11 2QA
 nhsales@dng.co.uk

020 7727 7777
 douglasandgordon.com



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& Gordon