



Matthew Close, W10

£525,000 Leasehold

726 sq ft (67 m²) • two double bedrooms • bathroom • shower room • open plan reception • fully integrated kitchen • split level • ample storage • kensington and chelsea borough • EPC: C



**Douglas
& Gordon**



A stunningly refurbished light and bright maisonette located in a purpose built block in W10.

Consisting of an open plan reception area with fully integrated kitchen with wooden work surfaces, two bedrooms, modern bathroom, plus additional contemporary shower room and ample storage. There are wooden floorboards throughout and the property benefits from parking bay (permit required) and no onward chain.

Eligible to apply for a Kensington and Chelsea resident parking permit.

Matthew Close is positioned close to all the local amenities, bars, restaurants, cafes and shops of Ladbroke Grove and Notting Hill plus Portobello and Golborne Road and their vibrant markets, as are the green open spaces of Wormwood Scrubs, Holland Park, Queen's Park and Kensington Memorial Park with recreational grounds including tennis courts.

Ladbroke Grove underground station offers excellent transport links, along with numerous bus connections giving easy access into the City and West End. Paddington is within easy reach with Heathrow Express, Elizabeth Line and further connection options.

two double bedrooms
bathroom

Approximate gross floor area:
726 sq ft (67 m²)
Includes Cellar or Storage
Space where applicable

FOR ILLUSTRATIVE PURPOSES
ONLY. NOT TO SCALE.

As defined by RICS code of
measuring practice

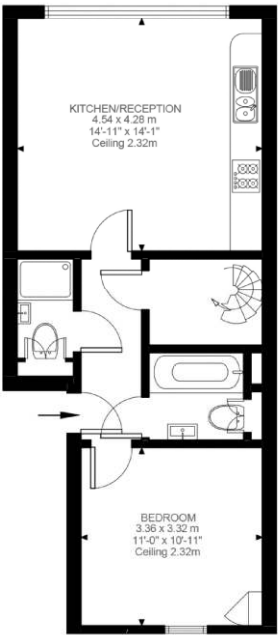
This floorplan is representative and for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 7 July 2022

Matthew Close, Notting Hill, W10

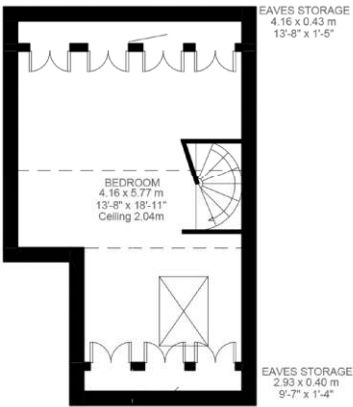


APPROXIMATE GROSS INTERNAL (LIVING) AREA
67.47 SQ.M / 726 SQ.FT

(EXCLUDING EAVES STORAGE)
EAVES STORAGE 2.95 SQ.M / 32 SQ.FT
INCLUSIVE TOTAL AREA 70.42 SQ.M / 758 SQ.FT



FIRST FLOOR
496 SQ.FT / 46.08 SQ.M

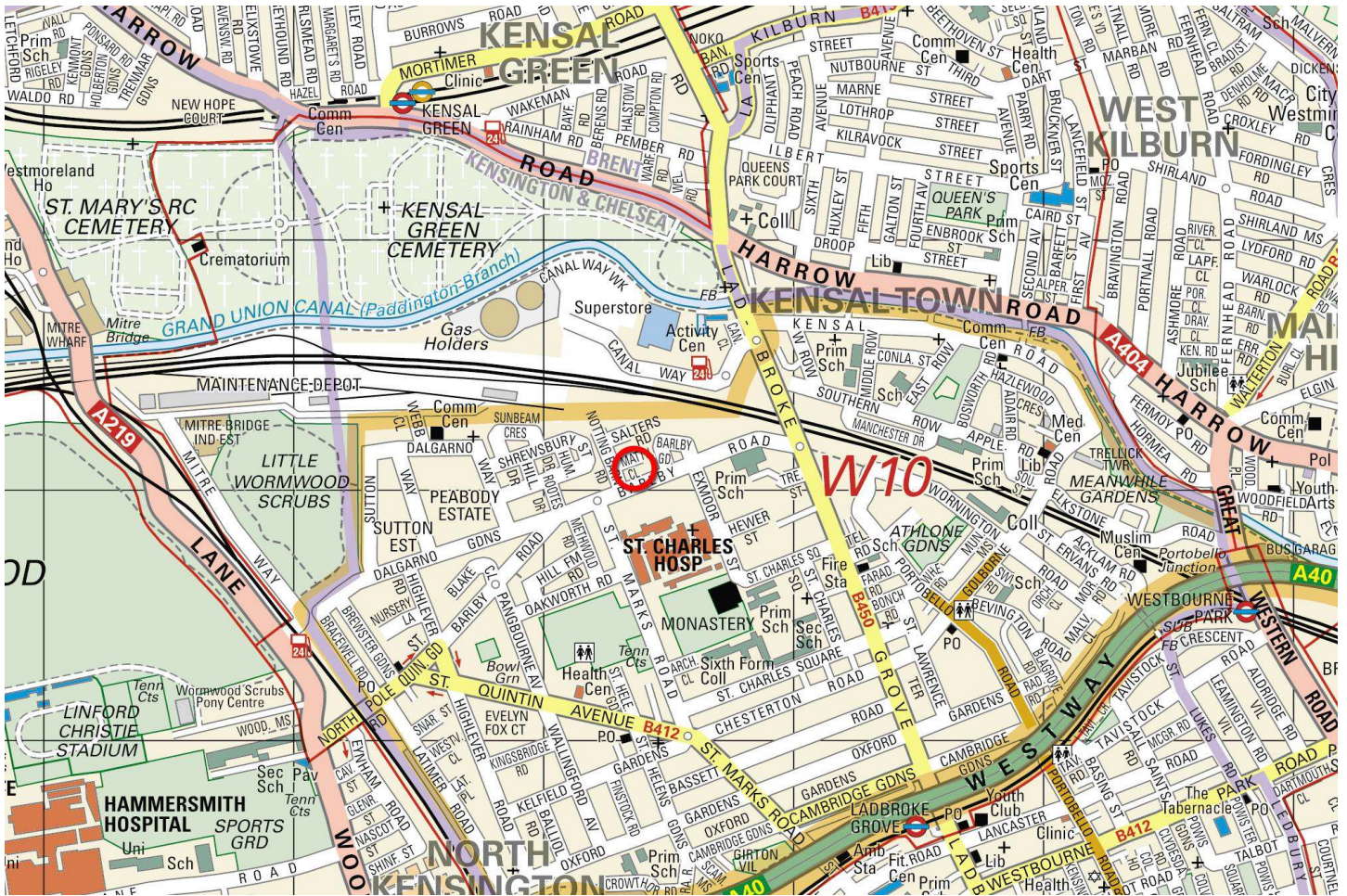


SECOND FLOOR
230 SQ.FT / 21.38 SQ.M



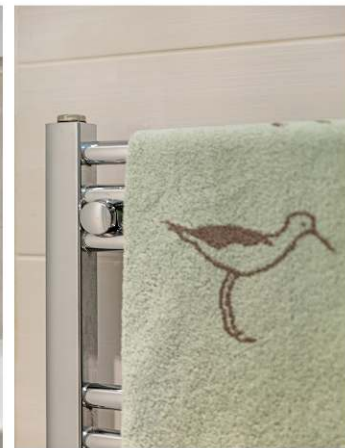
Disclaimer:

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
 910m (11 mins) (Line of sight)
 Gross floor area: 726 sq ft (67 m²)
 Local authority: Kensington & Chelsea
 Council tax band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

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