



Lancaster Road, London

W11

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A top floor one bedroom apartment

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Top floor flat | Kitchen/reception room | Bedroom | Bathroom | Cloakroom

**Asking Price £650,000** Share of Freehold

## Description

A well presented top floor one bedroom flat located within a Victorian building. There is an open plan kitchen/reception room with space for a separate seating and dining area. The bedroom has built in wardrobes with an en suite bathroom. There is also an additional cloakroom. Due to the central location of the flat it is ideal for a rental investor, first time buyer or young professionals.

## Location

Ideally located for Ladbroke Grove underground station (Circle and Hammersmith and City lines). The fashionable Portobello Road with its array of shops and restaurants is also within easy reach.

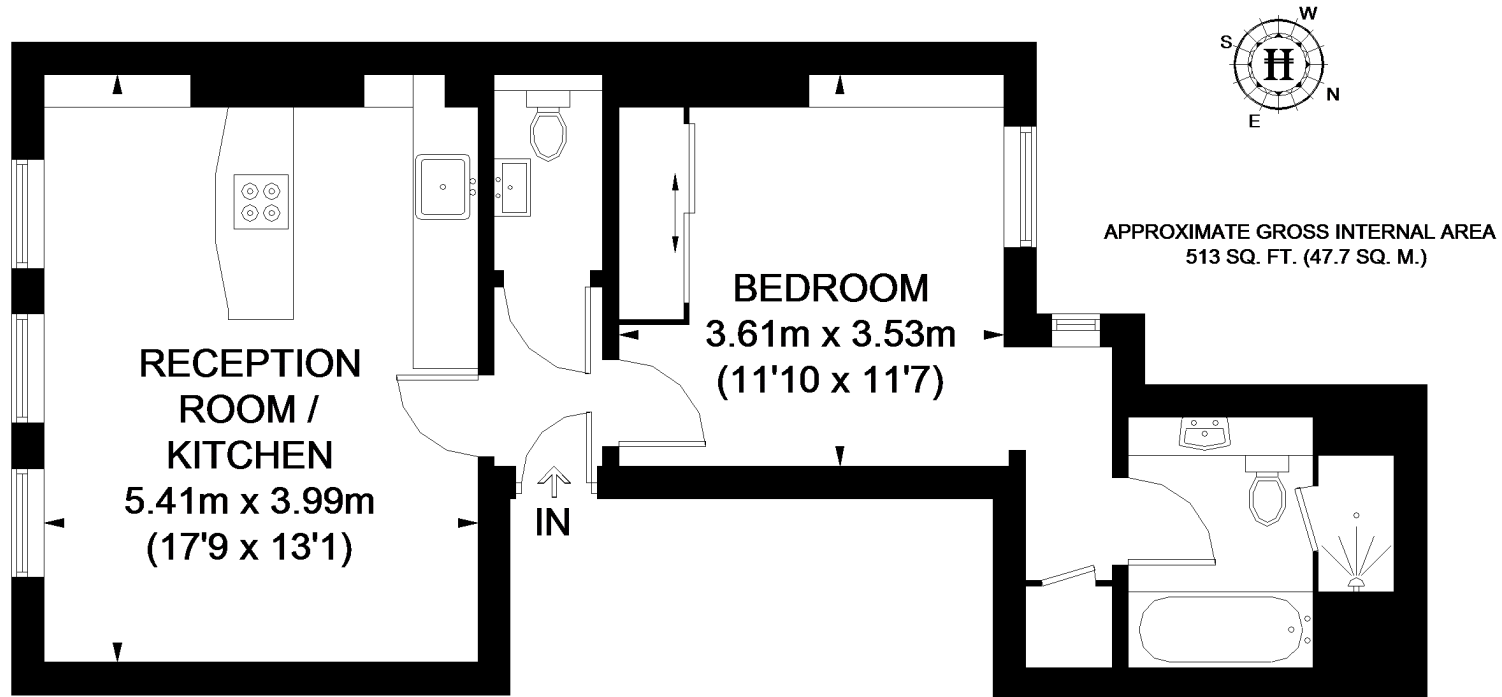
## Additional Information

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## LANCASTER ROAD



### THIRD FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID223994)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

