



## Needham Road

London

£800,000

A well presented flat available chain free in an excellent location on a beautiful road in Notting Hill.

On the ground floor the flat has its own front door, an open plan kitchen/living room plus a courtyard garden and family bathroom. On the lower ground is a double bedroom, an office (currently used as a bedroom and large enough for a king-sized bed), and lots of storage in multiple storage vaults.

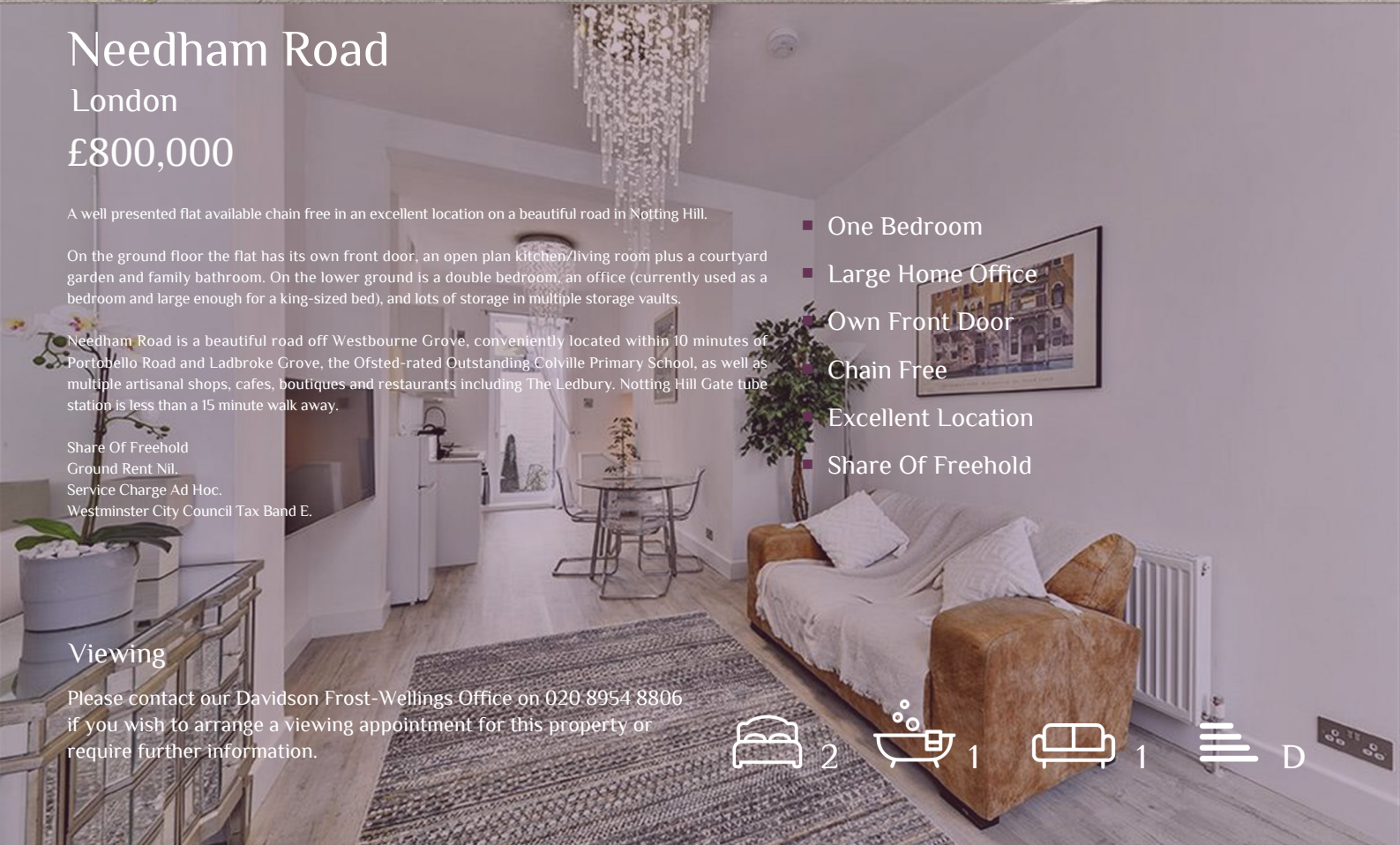
Needham Road is a beautiful road off Westbourne Grove, conveniently located within 10 minutes of Portobello Road and Ladbroke Grove, the Ofsted-rated Outstanding Colville Primary School, as well as multiple artisanal shops, cafes, boutiques and restaurants including The Ledbury. Notting Hill Gate tube station is less than a 15 minute walk away.

Share Of Freehold  
Ground Rent Nil.  
Service Charge Ad Hoc.  
Westminster City Council Tax Band E.

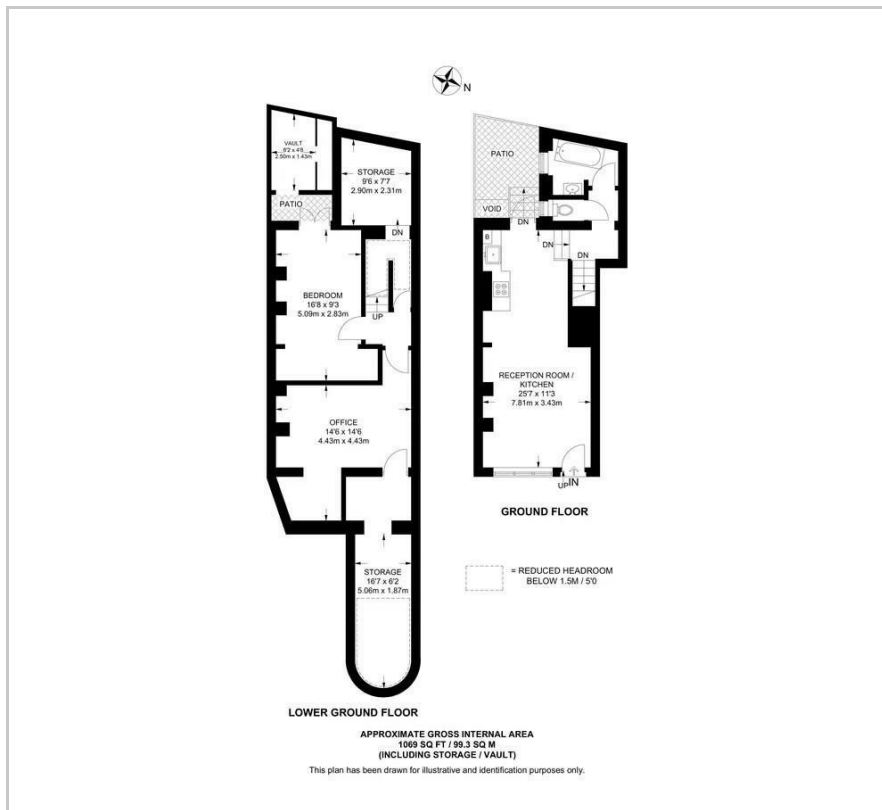
- One Bedroom
- Large Home Office
- Own Front Door
- Chain Free
- Excellent Location
- Share Of Freehold

### Viewing

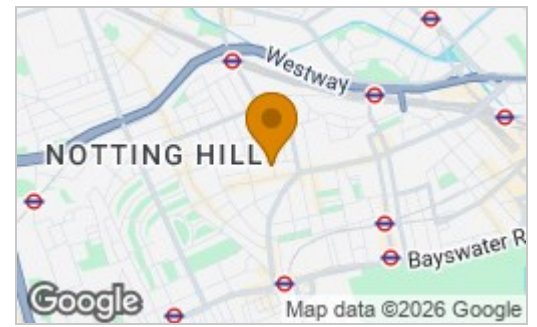
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

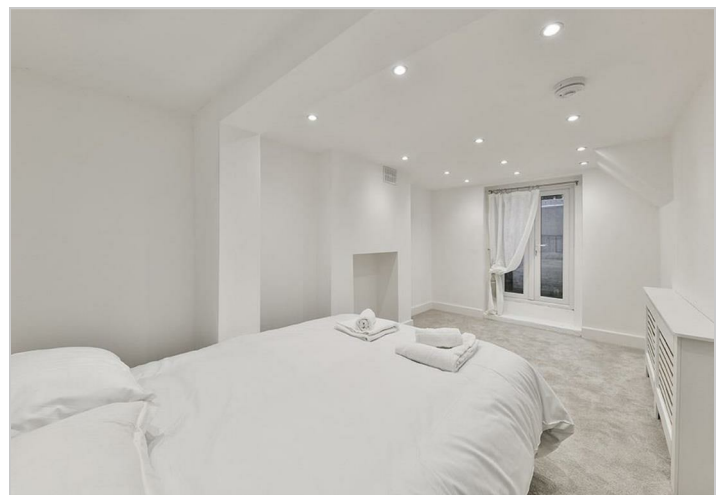
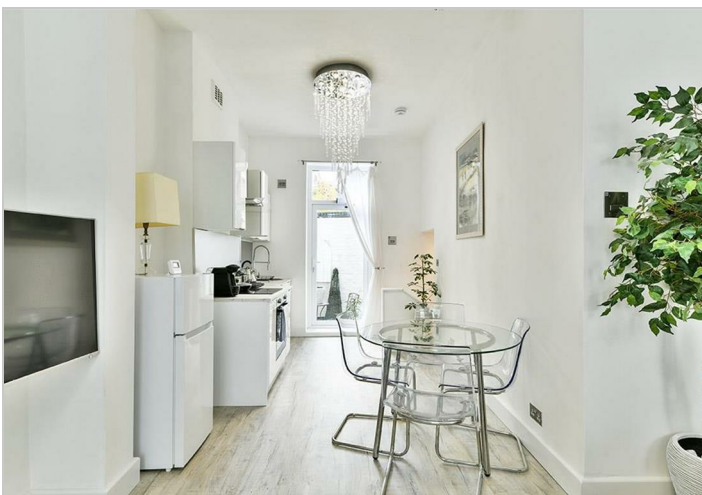


## Area Map



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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