

# For Sale

Upon instructions of THE COURT APPOINTED RECEIVER

**LANDWOOD  
GROUP**



## LOWER GROUND FLOOR APARTMENT, 22 COLVILLE ROAD, LONDON, W11 2BS

### Vacant 2 Bedroom Lower Ground Floor Garden Flat

- 2 bedrooms
- Storage Vault
- Offered with no chain
- Convenient location
- Recently Refurbished
- Fantastic Location close to Portobello Road and Westbourne Grove

**Landwood Group,**  
Lancaster Buildings,  
77 Deansgate,  
Manchester, M3 2BW

T: 0161 967 0122  
F: 0161 710 2050  
W: [www.landwoodgroup.com](http://www.landwoodgroup.com)

### CONTACT

**James Ashworth**  
0161 967 0122  
[james.ashworth@landwoodgroup.com](mailto:james.ashworth@landwoodgroup.com)



## Location

Colville Road is situated in the heart of Notting Hill, in close proximity to Portobello Road and Westbourne Grove, both of which are within a couple of hundred metres, with the closest Underground stations being Notting Hill Gate and Westbourne Park. The area offers a wide variety of retail, restaurant and leisure facilities and Hyde Park is within 0.75 mile. Consequently, the area is a popular place to live, and it also attracts many tourists visiting the capital.

## Description

Extending to a gross floor area of 784 sq. f (including storage areas) the property comprises a recently refurbished basement flat within a period building. Access is via stairs down from the front forecourt, with a metal gate securing a small vestibule area adjacent to the entrance door. Under the forecourt, is a small, vaulted storage area with restricted headroom, accessed via a full height entrance.

The entrance door opens to a hallway that runs the entire length of the flat. Immediately to the left of the entrance door is the larger main bedroom, then at the midpoint of the hall is the bathroom which has a bath, WC and basin with an up and over shower. The bathroom has no windows. At the rear is the kitchen/lounge area and a further smaller bedroom.

## Tenure Information

Share of freehold and Leasehold for a term of 999 years from 1st January 1987 at a peppercorn rent. 22 Colville Road Ltd owns the freehold and it does not have a management company as it is self-managed by the flat owners. A bi-annual service charge is collected on 1st February (£650) and 1st August (£650) of each year for running cost such as cleaning, lighting, insurance, gardening, legal, administration and accountancy costs and for repairs and renewals when necessary. From time-to-time additional cost may be requested when the expenditure exceeds the service charge collected.

## Accommodation

Entrance Lobby: 5'8" x 3'3" (1.73m x 0.98m)

Storage Vault: 6'11" x 5'8" (2.10m x 1.72m)

Bedroom 1: 14'8" x 9'9" (4.46m x 2.98m)

Bedroom 2: 9'10" x 8'9" (3.00m x 2.66m)

Kitchen/Lounge: 16'5x14'9" (5.00m x 4.50m)

Bathroom: 29'6" x 4'11" (2.90m x 1.50m)

Garden-Patio: 39'4" x 12'23" (12.00m x 3.74m)

## Price

Offers in the region of £725,000.

## EPC

Energy Asset Rating TBC.

## Viewings

Strictly by appointment.

Walk through:

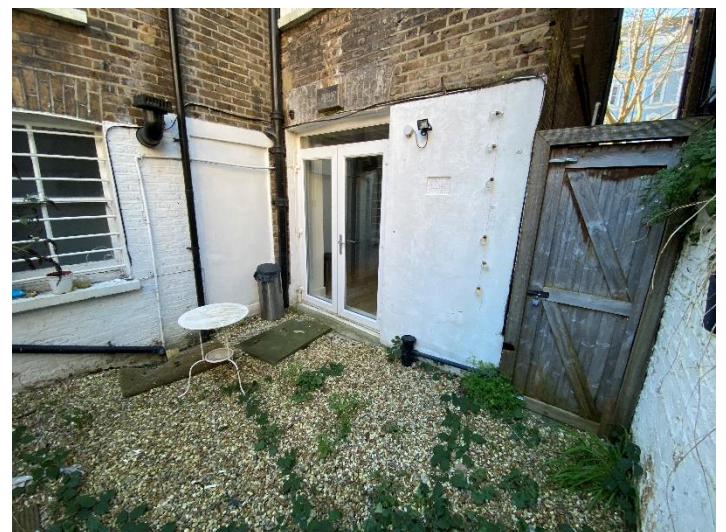
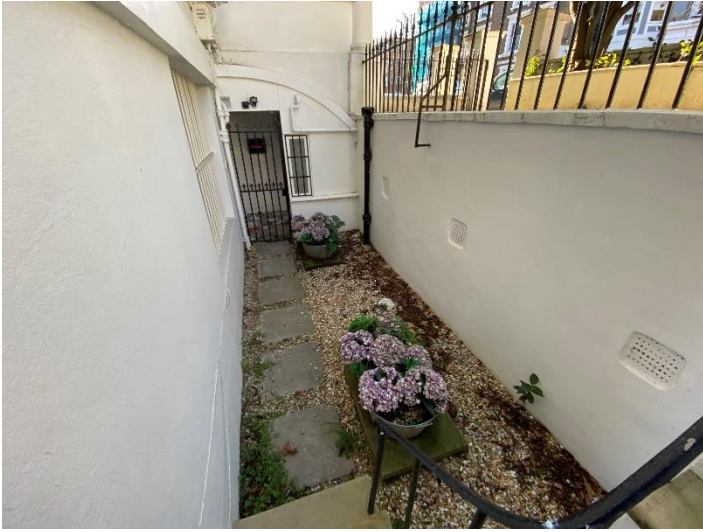
<https://youtu.be/wifFPHgCgVg>

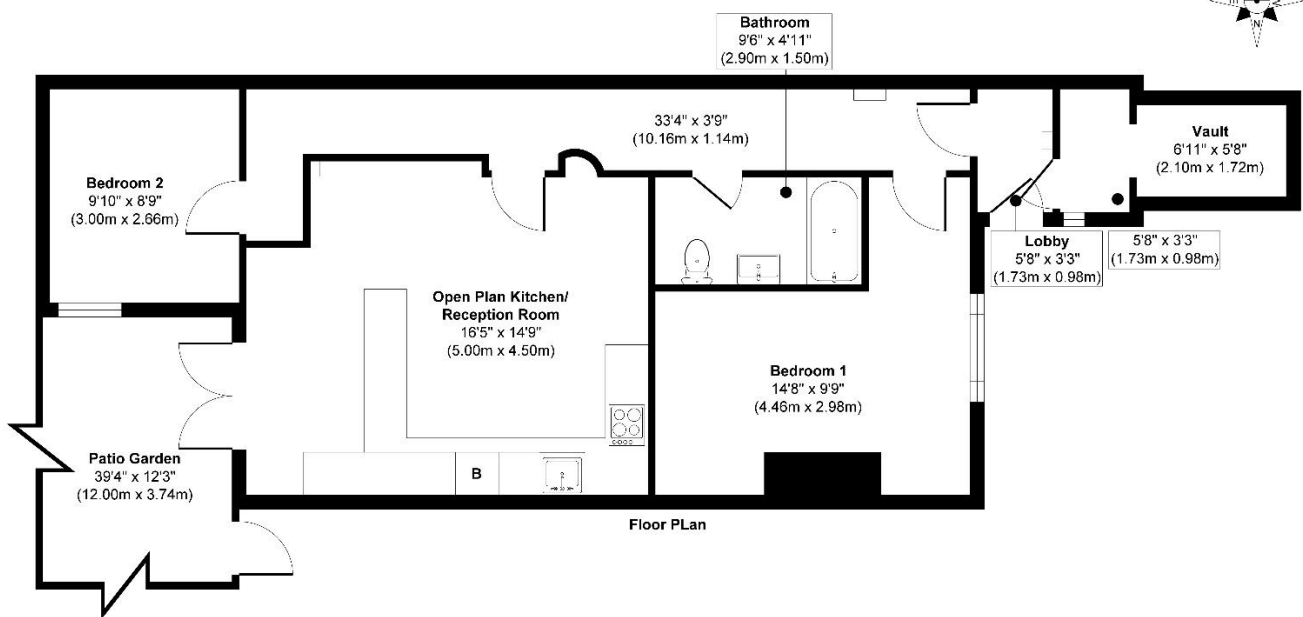
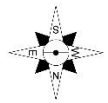
## Legal Costs

Each party will be responsible for their own legal costs.

**Date of particulars: February 2024.**







**Approx. Gross Internal Floor Area 784 sq. ft / 72.89 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.