



MILTON  
STONE

# Lonsdale Road, W11

2 bedroom maisonette for sale

£1,800,000 Share of Freehold

## Description

Set in one of the best streets in trendy Notting Hill this unique, 2 bedroom maisonette has huge character and charm. The property is arranged over two floors and has a wealth of wonderful details including a leather floor in the living area and copper lined doors and stairs. A large reception area and a beautiful, separate dining room provide elegant entertaining space as well as a spacious outside terrace.

In a pretty, quiet street, Lonsdale Road is just behind the restaurants, boutiques and cafes of fashionable Westbourne Grove and within an easy walk of Notting Hill Station and Portobello Road.

Accommodation:

First Floor:

Master Bedroom & Dressing Area; Further Bedroom; Shower Room

Second Floor:

Sitting Area, Dining Room, Kitchen, Shower Room

## Tenure

Share of Freehold





### Lonsdale Road, W11

Approx. Gross Internal Area  
1223 Sq Ft - 113.62 Sq M



Second Floor (68.29 sq m)



First Floor (45.33 sq m)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	<b>57</b>	<b>69</b>	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
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