

**STANLEY**  
CHELSEA

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## Rodney House, Pembridge Crescent, London W11

£750,000 Subject To Contract Leasehold, plus Share of Freehold





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For Sale by COURT ORDER

This bright 4th floor flat (with lift) has good proportions and with some TLC could be superb. Subject to consents there is potential to create a second shower room as has been achieved elsewhere in the building.

Rodney House is a 1960's block and overlooks attractive houses on a peaceful tree-lined street.

It is moments away from the vibrant Portobello Road and Westbourne Grove boutiques, plus Notting Hill Gate tube station is only a few minutes' walk.

Just on the border for Notting Hill Carnival- it gives easy access to the festivities (or escape!)

The next court hearing is on 4th September unless an acceptable offer is received before.

2 Bedrooms : Bathroom (Separate WC) : Reception Room : Kitchen : Lift : EPC Rating C

## Terms and Conditions

|                        |                                   |
|------------------------|-----------------------------------|
| <b>Tenure:</b>         | Leasehold; plus share of Freehold |
| <b>Ground Rent:</b>    | Peppercorn                        |
| <b>Service Charge:</b> | Approx £2,500 p.a.                |
| <b>Price:</b>          | £750,000 Subject To Contract      |

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London W11  
£750,000 Share of Freehold

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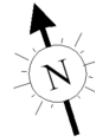
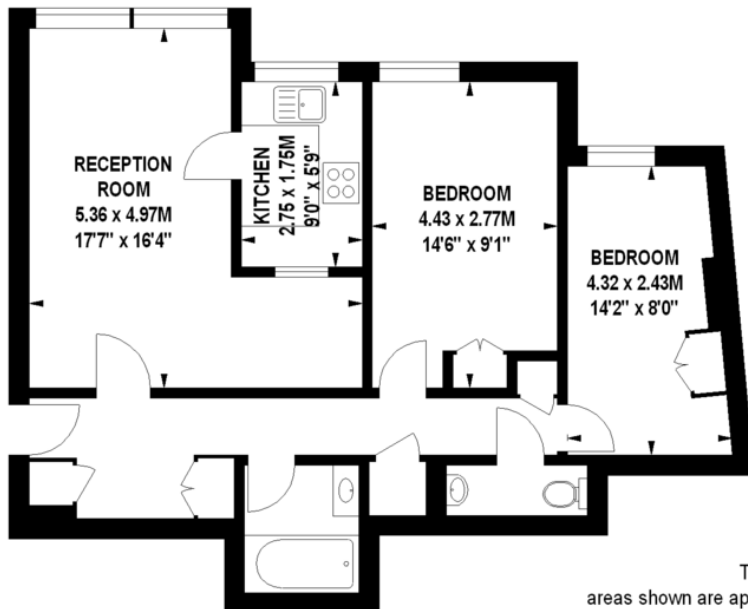
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## Rodney House, W11

Approximate gross internal area


65.96 sq m / 710 sq ft



Fourth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## Energy Efficiency Rating

|  | Current                            | Potential   |
|--|------------------------------------|---|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>78</p>                          | <p>84</p>   |
| <p><b>England &amp; Wales</b></p>  | <p>EU Directive<br/>2002/91/EC</p> |  |