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95

HEREFORD ROAD, NOTTING HILL

Prime Unbroken Residential Freehold

INVESTMENT HIGHLIGHTS

- **An Attractive Period Building arranged across Five Floors.**
- **Arranged as 5 residential self-contained residential apartments.**
- **To Be Sold with either Full Vacant Possession or as currently tenanted.**
- **Opportunity to drive income through targeted refurbishment.**
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- **The property is Grade II listed and enjoys significant 'trophy appeal.'**
- **Further opportunity re-develop into a new apartment building.**



RARE PRIME UNBROKEN FREEHOLD BLOCK OF FLATS

- **95 Hereford Road is a substantial period terraced building arranged over five floors, extending to approximately 253.9 sq m (2,733 sq ft) of gross internal area. The building is currently configured as five self-contained one-bedroom apartments, one on each floor from lower ground to third. Each has its own reception room, double bedroom, kitchen and bath or shower room. Ceiling heights reach 3.18m on the raised ground floor and 3.13m on the first floor, and the principal reception rooms on these floors give the building generous, light-filled period proportions. The lower ground floor apartment has its own front entrance beneath the main steps and direct access to a private rear garden of approximately 13.07m x 5.67m (42'11 x 18'7). The first floor apartment opens onto a front balcony.**

- **The building offers an unusual degree of flexibility. As it stands, it is a well-proportioned multi-unit holding in one of West London's most consistently sought-after postcodes, with a regular, efficient layout repeated across each floor. It also has the scale and footprint of the grand single-family houses that line the rest of the street. Comparable freehold houses on Hereford Road have recently been marketed at guide prices of around £5.5 million, so the building may also appeal to buyers considering reinstatement as a single family home, subject to the necessary consents.**

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LOCATION

AN ATTRACTIVE AND WELL-ESTABLISHED HIGH STREET

Hereford Road is an imposing residential street running north from Westbourne Grove, with shops and restaurants close by and the transport links of Notting Hill Gate and Queensway within easy walking distance. The road falls within the Westbourne Conservation Area, and its elegant stucco-fronted townhouses and leafy trees give it the classic Notting Hill character that continues to draw buyers and tenants. Westbourne Grove itself is a short stroll away, with its independent boutiques, cafés and restaurants. Local favourites include Beam for coffee and Granger & Co for brunch, and Portobello Road with its antique stalls and vintage shops is within easy reach. Core by Clare Smyth, which holds three Michelin stars, is also nearby, along with The Princess Royal pub.

Saturday brings Portobello Road Market, one of London's best-known street markets, famous for antiques, vintage clothing and pastries, and its southern end meets Westbourne Grove, an easy walk from the front door. Ottolenghi on Ledbury Road, known for its Mediterranean and Middle Eastern dishes and celebrated baking, is also nearby. Together, these give residents a balance of world-class leisure, heritage character and continuing investment that few London neighbourhoods can match.









KEY BRANDS

STRAKERS · *Granger & Co* · OTTOLENGHI · THE LEDBURY · CORE

DAYLESFORD · **Paul Smith** · THE COW · *Ralph Lauren* · PORTOBELLO MARKET

CONNECTIVITY

EASY ACCESS TO LONDON'S RAIL NETWORK.

Transport connections are excellent. Bayswater, Queensway and Royal Oak stations are all nearby, and Portobello Road and Kensington Gardens can be reached on foot. Notting Hill Gate, about 0.7 miles away, serves the Central, District and Circle lines. Paddington, with Elizabeth line and Heathrow Express services, is also close by. For families, this part of Notting Hill is well served by highly regarded prep schools, including Pembridge Hall, Chepstow House, Wetherby, Notting Hill Prep and Southbank International. The open space of Kensington Gardens and Hyde Park completes an address that combines village charm with central London convenience.

KEY TRAVEL TIMES

Royal Oak 9-minute walk	**Westbourne Park** 12-minute walk	**Bayswater** 13-minute walk
Notting Hill Gate 15-minute walk	**Queensway** 16-minute walk	**Paddington** 17-minute walk
Ladbroke Grove 18-minute walk	**Lancaster Gate** 26-minute walk	**High Street Kensington** 29-minute walk





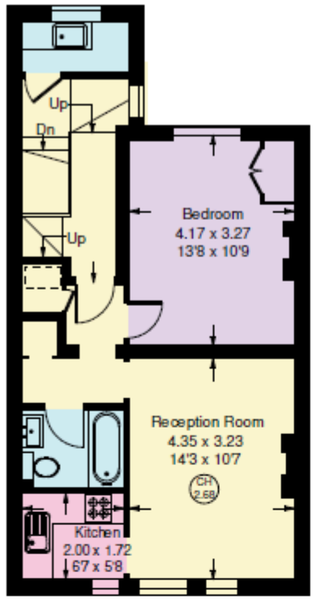




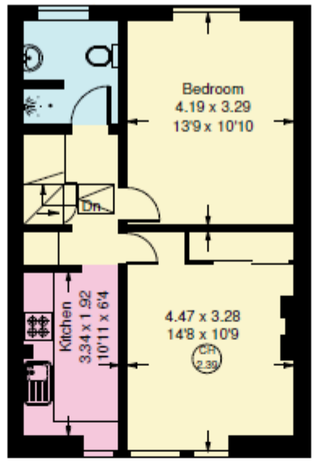


FLOORPLANS

Hereford Road, W2

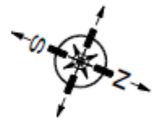


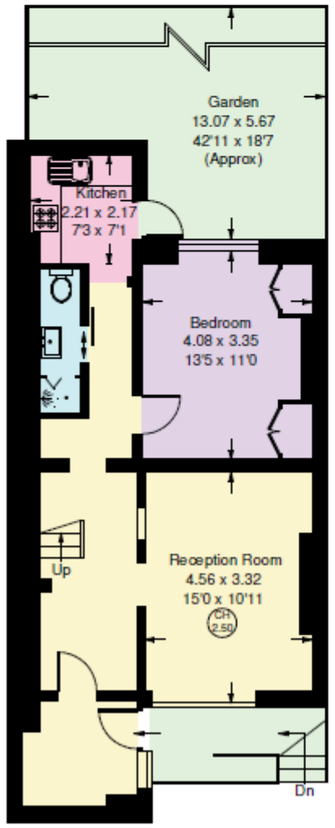
Second Floor



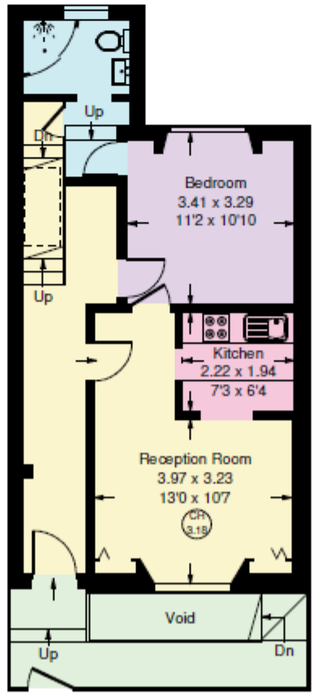
Third Floor

Approx Gross Internal Area
Flat 1 = 55.5 sq m / 597 sq ft
Flat 2 = 40.5 sq m / 436 sq ft
Flat 3 = 41.8 sq m / 450 sq ft
Flat 4 = 41.1 sq m / 442 sq ft
Flat 5 = 43.5 sq m / 468 sq ft
Total = 253.9 sq m / 2733 sq ft
(including communal Areas)

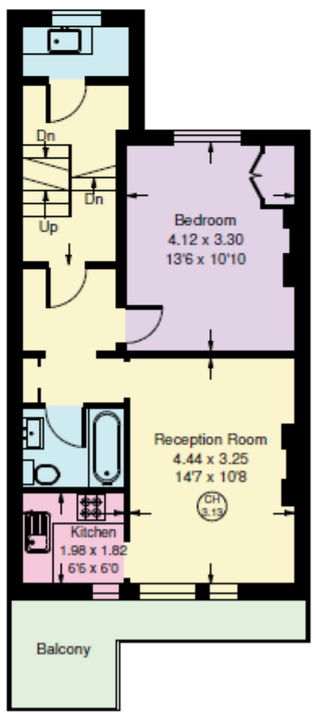




Lower Ground Floor



Raised Ground Floor



First Floor







95 HEREFORD ROAD · NOTTING HILL · W2 5BB

Schedule of Accommodation

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FLAT	BEDS	BATHS	O/A	SQ FT	ANTICIPATED RESALE VALUE
Flat 1 LOWER GROUND FLOOR	1	1	Garden	597	**£850,000**
Flat 2 RAISED GROUND FLOOR	1	1	N/A	436	**£725,000**
Flat 3 FIRST FLOOR	1	1	Balcony	450	**£750,000**
Flat 4 SECOND FLOOR	1	1	N/A	442	**£695,000**
Flat 5 THIRD FLOOR	1	1	N/A	468	**£660,000**

FURTHER INFORMATION

Anti-Money Laundering:
In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification checks. The required documents will be confirmed and requested from the successful purchaser at the relevant time.

Stamp Duty - Buyers Note:
The building is currently arranged as 5 self-contained apartments. The Executors are willing to consider the inclusion of a further small residential investment in Maida Vale that would bring the number of properties acquired to 6. Please get in touch for more information regarding the potential portfolio purchase.

Terms:
The property is to be sold by way of an Auction Contract with further details available via the Sole Selling Agents

VAT:
The property is not elected for VAT

EPC:
Available upon request.

LOCAL AUTHORITY:
City of Westminster

LEGAL COSTS:
Each party is to be responsible for their own legal fees.



PRICE: £2,750,000

FOR MORE INFORMATION PLEASE CONTACT:

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