

1 Bed Flat In Blake Close , London, W10 6AY

£375,000





SHORT DESCRIPTION

Property Ref: 15397 Located in a quiet cul-de-sac in North Kensington, this well-proportioned one-bedroom ground floor apartment offers a fantastic opportunity to secure a home with private outdoor space, off-street parking, and the potential to modernise. The flat is presented in good condition throughout and features a spacious reception room with ample space for dining, a separate fitted kitchen, a generous double bedroom overlooking the garden, and a smart three-piece bathroom. The west-facing private garden spans over 21 feet and offers a peaceful retreat for relaxing or entertaining, while the layout of the flat presents excellent potential for buyers looking to update or personalise the space. Further benefits include a private residents' parking space, as well as eligibility to apply for an on-street RBKC parking permit — offering excellent flexibility for car owners. The flat is ideally located just a 7-minute walk from Latimer Road station and around 12 minutes from Ladbroke Grove station (both on the Circle and Hammersmith & City lines), providing quick connections into the City and West End. Kensington Memorial Park and Wormwood Scrubs are also within easy walking distance, offering green open spaces for exercise and leisure. Blake Close is well positioned for easy access to the shops, cafés and markets of Golborne Road, Portobello Road, and Ladbroke Grove, all of which bring a vibrant community feel to this increasingly popular pocket of W10. A perfect option for first-time buyers, downsizers or investors looking for a well-connected home with outdoor space, parking, and future potential. Notting Hill Genesis (NHG), originally Notting Hill Housing Trust was founded in 1963 to provide affordable housing to Londoners. Blake Close was built in 1992. The owners have lived in the flat for 23 years and had many happy years there. They are now relocating as they are move into the next phase of their lives. The close is friendly and quiet. The garden is the highlight of the property and the owners have found it to be like an extra room, peaceful, and a haven for nature and bird song. This is a leasehold flat, there is no ground rent, and a reasonable service charge. Service charge information is clear, and residents are consulted on all changes to services and contractors involved in maintaining Blake Close and proposed major works. The owners found that the leasehold arrangement worked well for them. Leading busy lives, it was preferable that the work involved was managed by NHG. Property Type: Flat Full selling price: £375000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 156 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2556.00 Council tax band: B EPC rating: C Measurement: 430.556 sq.ft. Outside Space: Rear Garden Parking: Allocated, Permit, Residents, Off street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: self-occupied -----

1

Bed Room(s)

1

Bath Room(s)

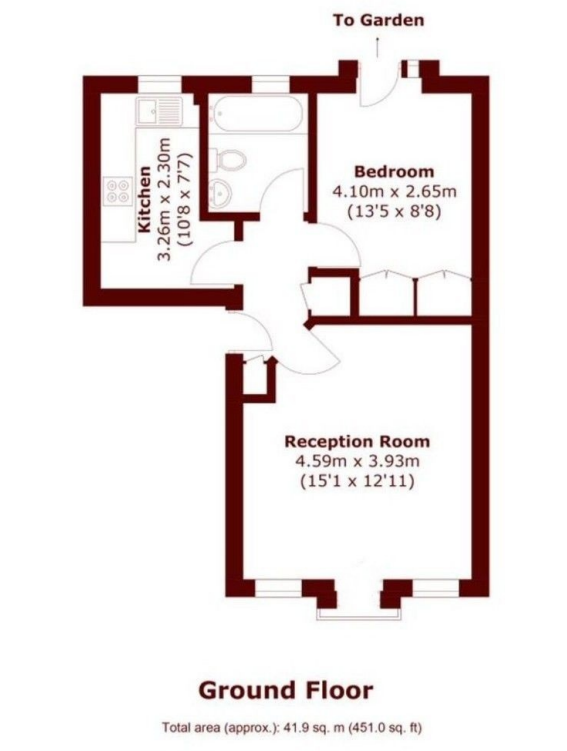
1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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