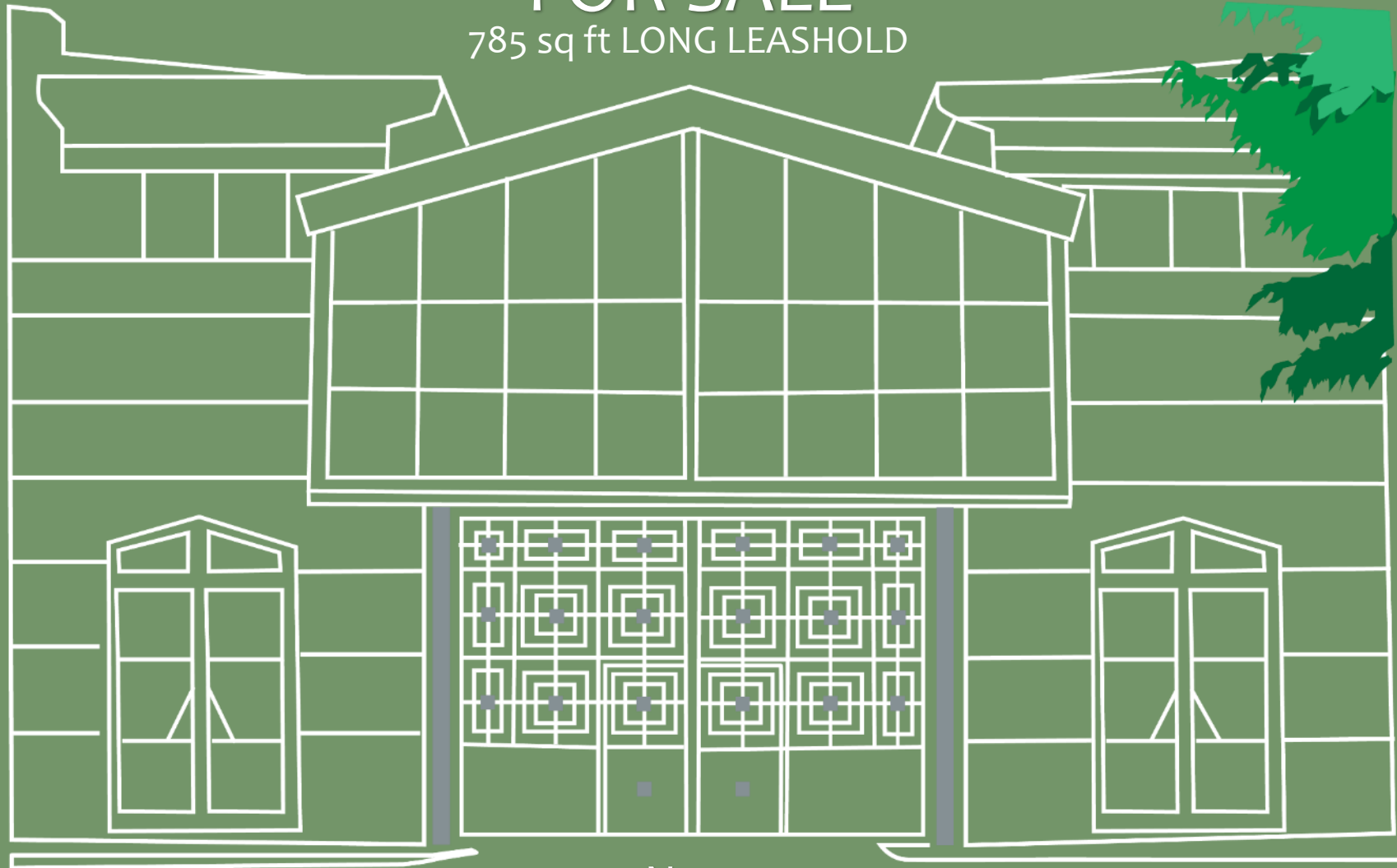


NOTTING HILL STUDIO OFFICE

**FOR SALE**

785 sq ft LONG LEASHOLD



No 3

**WALMER COURTYARD**

225-227 WALMER ROAD NOTTING HILL W11 4EY

# WALMER COURTYARD

Bright Contemporary

Studio Offices Long Leasehold



# AREA

## LOCATION

Notting Hill location bordering Holland Park – close to the amenities of Clarendon Cross (restaurants and boutique shops) and within 10 minutes' walk of Portobello Road and Westbourne Grove.



## TRANSPORT LINKS

### LATIMER ROAD UNDERGROUND

(Circle & Hammersmith City lines) is 0.5 miles and a 7 minute walk to the north

### LADBROKE GROVE UNDERGROUND

(Circle & Hammersmith City lines) a 0.5 miles and a 8 minute walk to the north east

### HOLLAND PARK UNDERGROUND

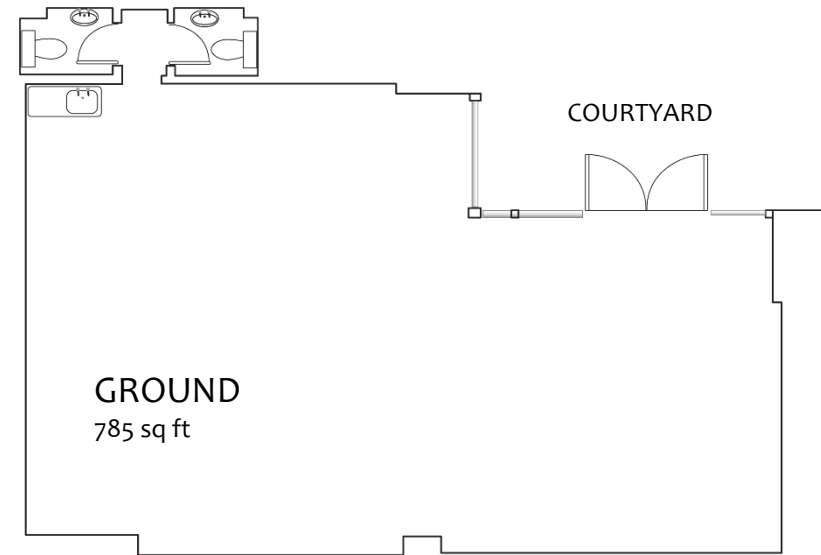
(Central Line) 0.6 miles and a 11 minute walk to the south of the property.



# SPACE

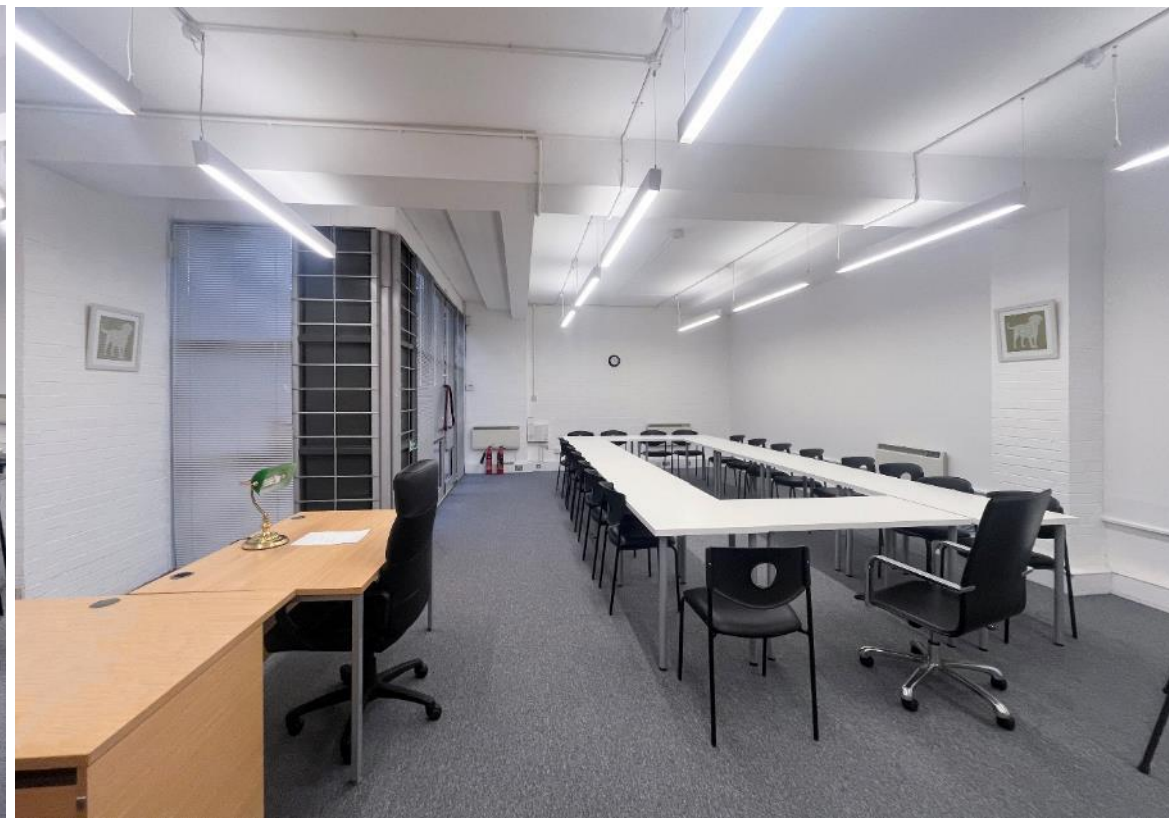
Rarely available, Walmer Courtyard comprises a selection of purpose built studio offices arranged around a central courtyard.

Unit 3 benefits from good natural light, arranged around a central courtyard; open plan office layout.



## SPECIFICATION

- Excellent light
- Courtyard
- Open plan
- Kitchenette
- Self-contained
- Secure Cycle storage



# IN DETAIL

## ACCOMODATION

785 sq ft ground floor office

## GUIDE PRICE

£450,000

## TENURE

Long leasehold

## BUISNESS RATES

£11,477 per annum approx. (ratable value £23,000).  
To be confirmed with local authority.

## SERVICE CHARGE

£2,410 per annum

## EPC

Rated E (107)

## VAT

Not applicable

## CONTACT

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