



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstonclements.com
Web: www.fetherstonclements.com

Apt 5, 41 Notting Hill Gate
Notting Hill
BT9 5NS
Offers In Region Of £325,000

APT 5, 41 NOTTING HILL GATE, BT9 5NS

- **Superb Spacious First Floor Apartment (Extending To Over 1,400 Sq. Ft.)**
- **Three Well Proportioned Bedrooms (Master Ensuite)**
- **Lounge With Feature Fireplace**
- **Kitchen With Range Of Fitted Units And Dining Area**
- **Bathroom With Modern White Suite**
- **High Standard Of Décor Throughout**
- **Utility / Plant Room**
- **Exclusive Sought After Development**
- **Private Allocated Car Parking**
- **Highly Convenient Location Close To Lisburn And Malone Roads, Leading Local Schools And Amenities**

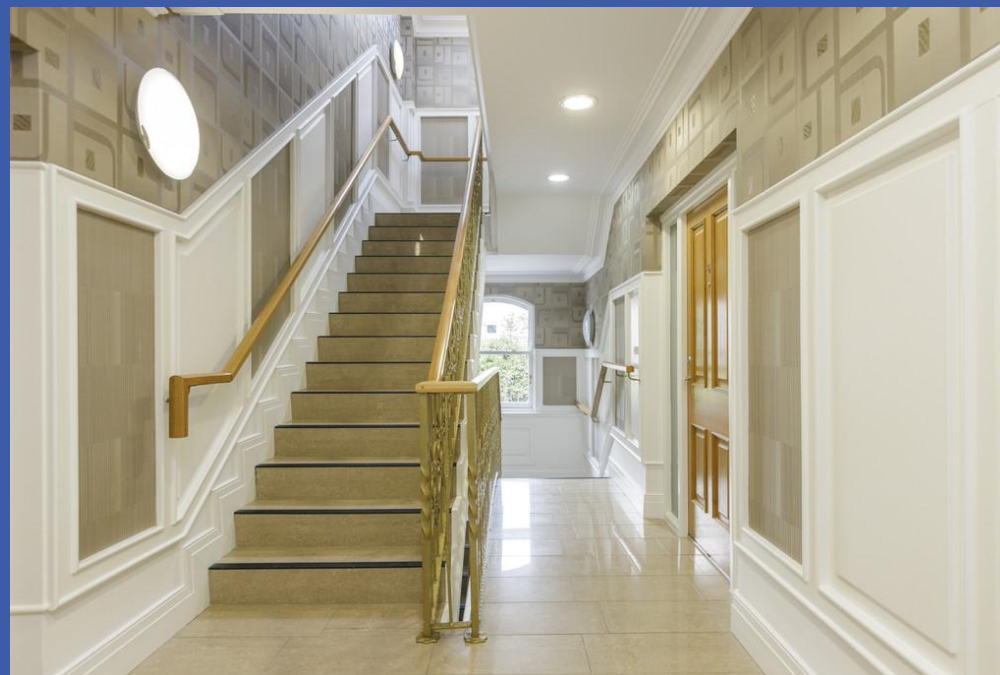
This delightful apartment enjoys an enviable location in Notting Hill, just off the Malone Road.

The property is located in a highly sought after development of only 7 apartments. The property was finished to exacting standards by the original developer, with spacious accommodation throughout. There are a number of technological inclusions with regard to the lighting and audio visual infrastructure that viewers will be able to experience first hand when viewing.

The setting for the apartment benefits from mature surrounding trees and planting with tarmac driveway and parking area. The orientation of the property means that it benefits from an abundance of natural light throughout the day. The location is also very private, with near neighbours including both the US and Irish Consulates.

In addition the property is well positioned in the heart of South Belfast convenient to leading local schools, Barnetts Demesne, Drumbridge Park and Lagan Towpath. The highly popular amenities of Lisburn Road are also within walking distance and the M1 Motorway is easily accessible.

We highly recommend viewing to fully appreciate all this fine home has to offer.







Property Comprise s

COMMUNAL ENTRANCE LOBBY

Secure access door. Tiled floor, part timber panelled walls, Stairs and Lift to...

FIRST FLOOR LANDING

Hardwood entrance door leading to...

ENTRANCE HALL

Tiled floor, cornice ceiling, recessed low voltage spotlights. Door with glazed panel leading to...

RECEPTION HALL

Tiled floor, cornice ceiling, recessed low voltage spotlights.

LOUNGE 21' 1" x 15' 7" (6.43m x 4.75m) @ widest points

Fireplace with stone surround and hearth, cornice ceiling, tiled floor, recessed low voltage spotlights.





KITCHEN WITH DINING AREA 16' 8" x 11' 11" (5.08m x 3.63m)

Range of fitted high and low level units, Granite worksurfaces with matching upstand and splashback, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated four ring gas hob, integrated underoven, stainless steel extractor canopy, integrated fridge/freezer, integrated dishwasher, tiled floor, recessed low voltage spotlights, roof mounted speaker.

UTILITY ROOM 8' 1" x 5' 10" (2.46m x 1.78m)

Low level fitted units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, gas fired boiler, central vacuum system, extractor fan, tiled floor. Door to...

PLANT/COMMS ROOM

Tiled floor, cabling hub for sound and television systems.

MASTER BEDROOM 16' 8" x 11' 8" (5.08m x 3.56m) @ widest points

Cornice ceiling, tiled floor, recessed low voltage spotlights, roof mounted speakers.

ENSUITE

Suite comprising of an enclosed shower cubicle with drencher head and hand shower, low flush wc, pedestal wash hand basin, stainless steel towel radiator, tiled floor, tiled walls, extractor fan, recessed low voltage spotlights, feature mirror with light, roof mounted speaker.





BATHROOM

Suite comprising of a panelled bath with hand shower, enclosed shower cubicle with drencher head and hand shower, low flush wc, pedestal wash hand basin, stainless steel towel radiator, tiled floor, tiled walls, extractor fan, recessed low voltage spotlights, feature mirror with light, roof mounted speaker.

BEDROOM 17' 4" x 9' 9" (5.28m x 2.97m) @ widest points

Tiled floor, recessed low voltage spotlights, roof mounted speaker.

BEDROOM 11' 8" x 11' 7" (3.56m x 3.53m) @ widest points

Tiled floor, cornice ceiling, recessed low voltage spotlights.

OUTSIDE

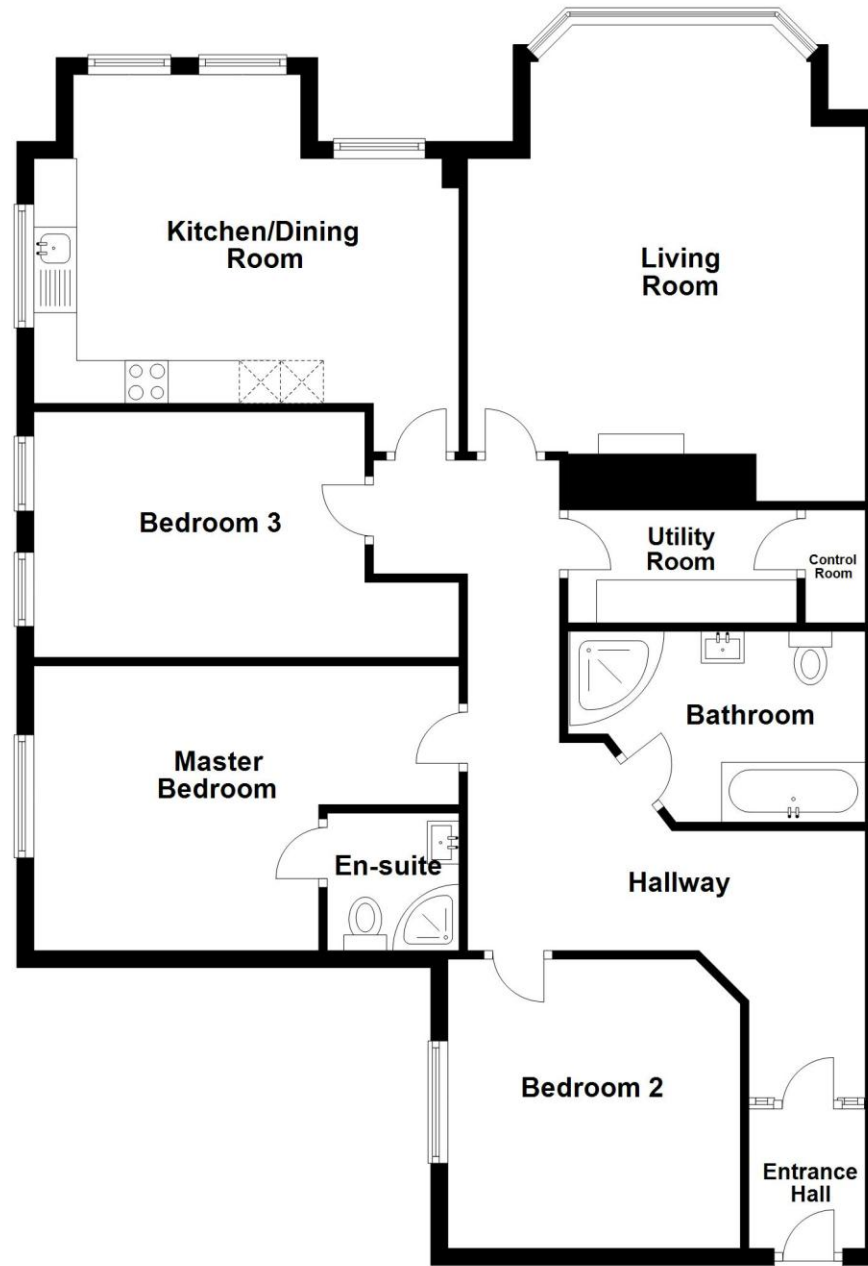
Communal gardens and allocated car parking.





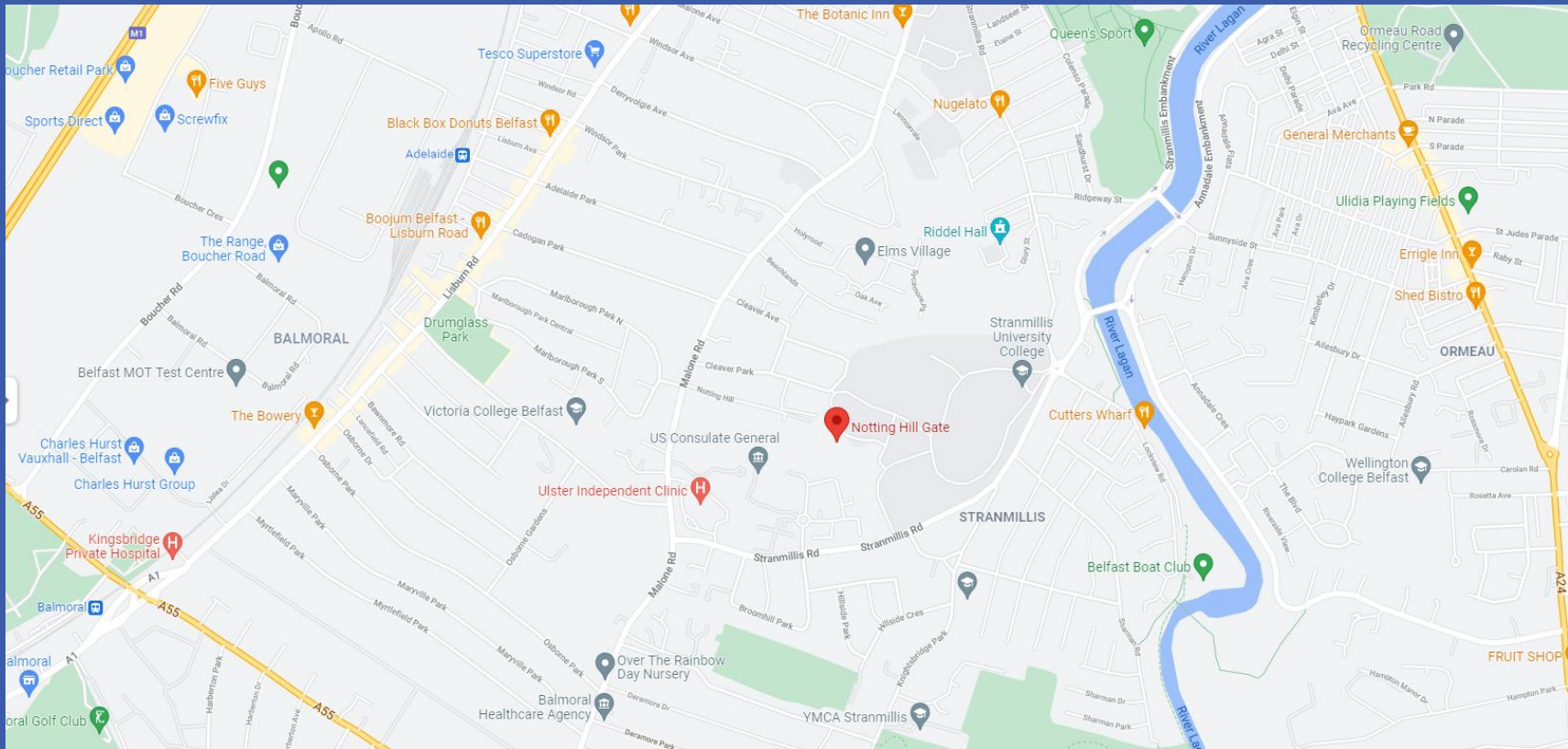


First Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

Apt 5, Notting Hill Gate, Belfast



Directions:

See map.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	B2 B	B4 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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