



Ladbroke Grove,

Notting Hill, W11.

£4,500,000 | £13,000 pcm



A rare opportunity to buy this attractive four bedroom house in Notting Hill, W11.

The house has access to the prestigious communal gardens of Ladbroke Square (by application) whilst also enjoying its very own front and rear gardens which are beautifully maintained.

This Victorian terraced home retains a lot of charm and character and offers bright and flexible living accommodation. A delightful west facing front garden draws you in from the wide pavements beyond, for perfect curb appeal. A raised ground floor entrance into a wide hallway gives you a taste of the period grandeur to be found in the home. A dual aspect double reception enjoys the best of the days light and benefits from access to the 70ft garden below. A large family kitchen occupies the lower floor with wide steps leading up to the garden. The first floor is given over to the primary bedroom suite, whilst the top floor covers all but the largest of families with generous and flexible accommodation.

There is scope to significantly extend and improve, subject to planning.



Situated at the southern end of Ladbroke Grove, close to the junction with Ladbroke Road, and to the excellent shops, restaurants and shopping facilities of both Holland Park & Notting Hill Gate.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Access to Communal Gardens
- Charming and Bright
- Front and Rear Gardens
- Centrally Located









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Approximate Gross Internal Area = 216.2 sq m / 2327 sq ft
 Studio = 19.5 sq m / 210 sq ft
 Total = 235.7 sq m / 2537 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.



Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

