



Ladbroke Road, Notting Hill

W11



Guide price
£3,250,000

Freehold



An attractive four bedroom family home with fantastic volume and light arranged over three floors, benefiting from an unusually large and sunny south facing roof terrace.

Beautifully maintained, the property occupies approximately 1910 sq ft, perfectly balancing entertaining space with living accommodation.

Entering on the ground floor via the front or the more discreet side entrance, the property boasts a welcoming reception with high ceilings through to a spacious hallway and large kitchen / diner.

On the first floor half landing is a lovely room which could be utilised as a bedroom or study, with doors opening out onto a 20ft roof terrace.

The spacious, light and beautifully decorated master suite is located on the first floor and benefits from ample storage and a lovely en suite bathroom with a freestanding bath and a separate shower.

On the second floor are two further double bedrooms and a family bathroom.

Ladbroke Road is conveniently located a short walk away from Notting Hill Gate offering access to District & Circle and Central line as well as numerous bus routes from Ladbroke Grove and Holland Park Avenue.



Approximate Gross Internal Floor Area
177.7 sq m/1913 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor

First Floor

Second Floor

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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2020 Photographs and videos dated October 2020.

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