



Ladbroke Gardens, Notting Hill **W11**

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The property is arranged over four floors and offers over 1600sqft of internal accommodation. The house is entered on the raised ground floor and features a bright reception room with a large fireplace, sash windows, and hard wood floors. The lower ground floor is a modern kitchen/dining room leading to patio garden with steps to the private garden square.

There is also a guest W/C on this floor. The upper floors comprise three bedrooms and two bathrooms. The first floor principle bedroom has an en-suite bathroom and ample storage.

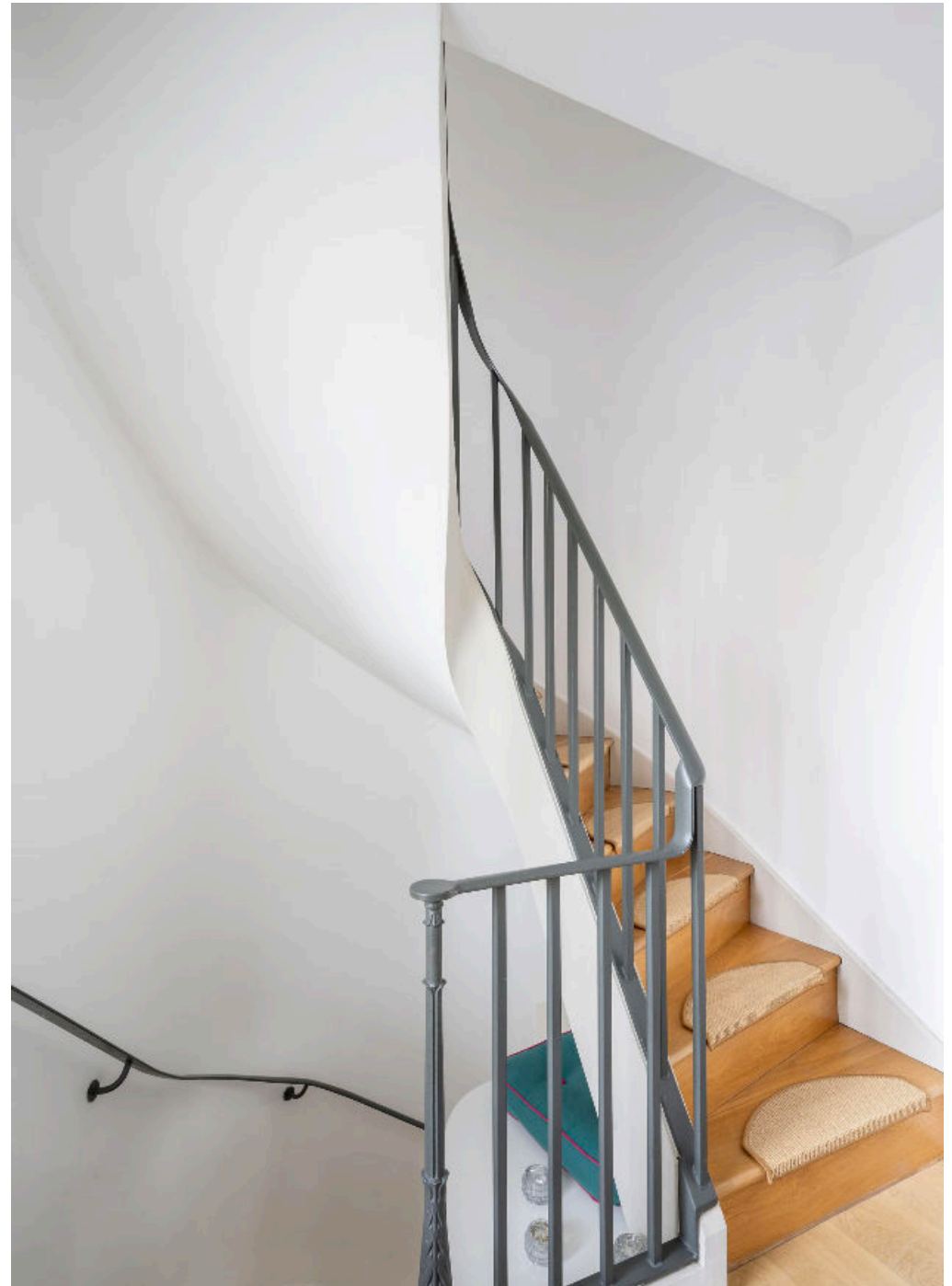


Guide price: £3,250,000

Tenure: Available freehold

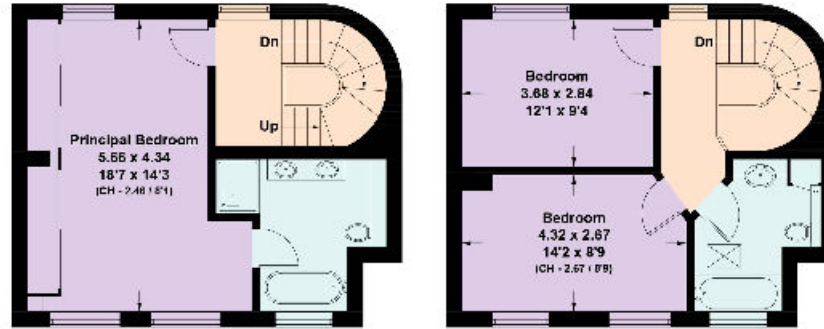
Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H



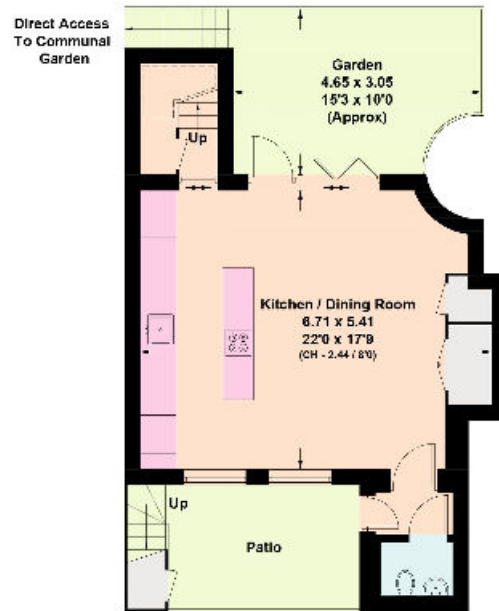


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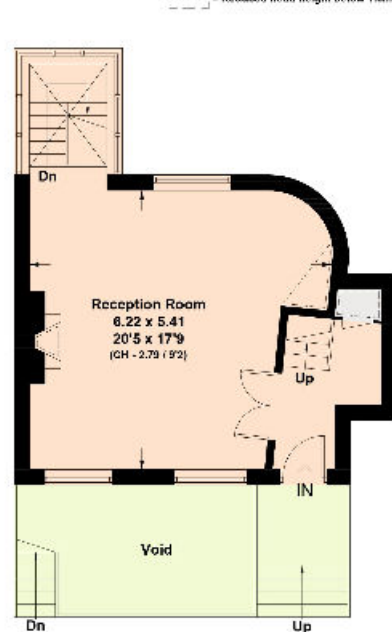


First Floor

Second Floor



Lower Ground Floor



Raised Ground Floor

**Approximate Gross Internal Floor Area
155sq m / 1668 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.

Knight Frank
Notting Hill
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London W11 2PS

We 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 March 2024. Photographs and videos dated March 2024.

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