



Ladbroke Grove, Notting Hill **W11**

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An architecturally designed 4 bedroom maisonette, immaculately presented and boasting excellent light, grand proportions and a beautiful east facing landscaped garden.

Arranged over the raised ground and lower ground floor this stunning maisonette has been beautifully designed and perfectly fuses elegant period features with modern style.

Ladbroke Grove is ideally situated between Elgin Crescent and Blenheim Crescent and is within walking distance of both the underground stations of Ladbroke Grove (Circle and Hammersmith and City Lines) and Notting Hill Gate (Central, Circle & District Lines).



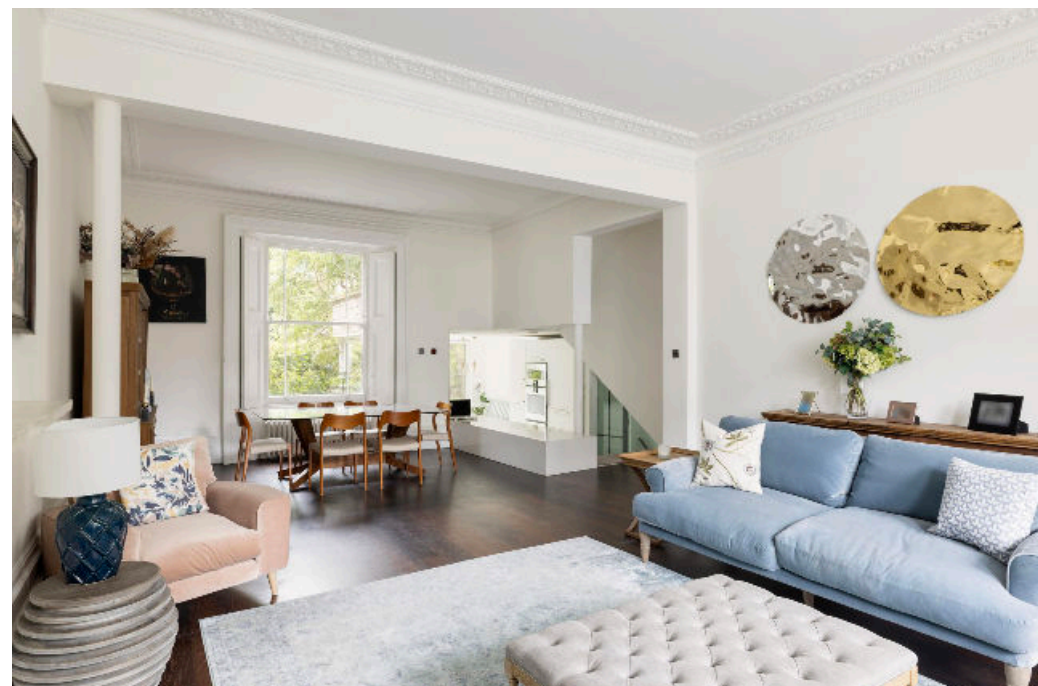
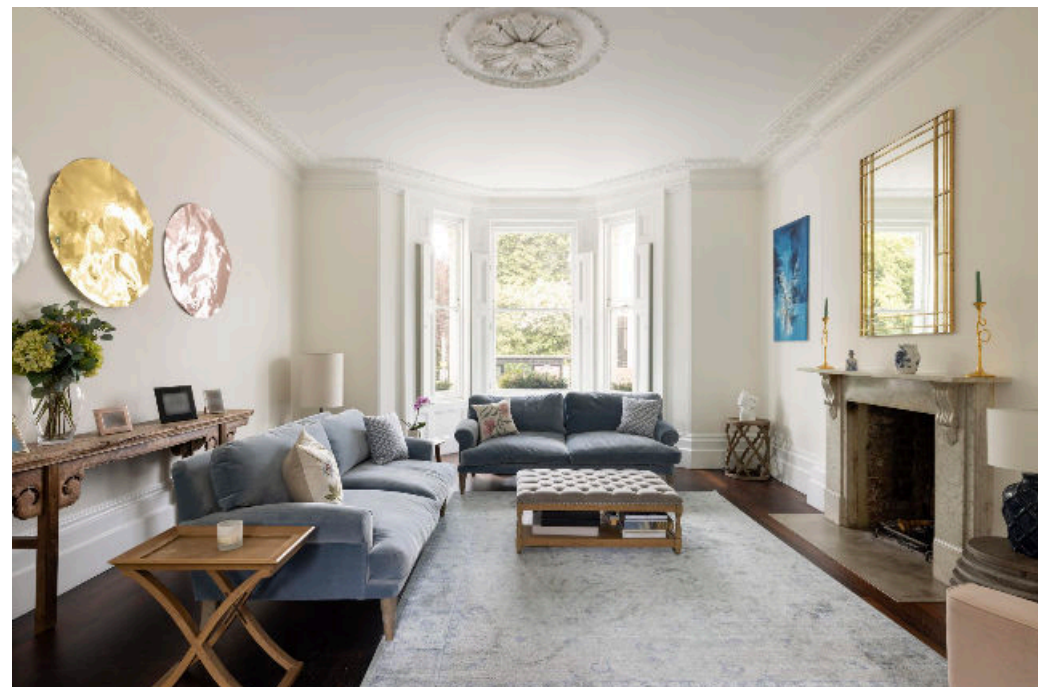
Guide price: £3,350,000

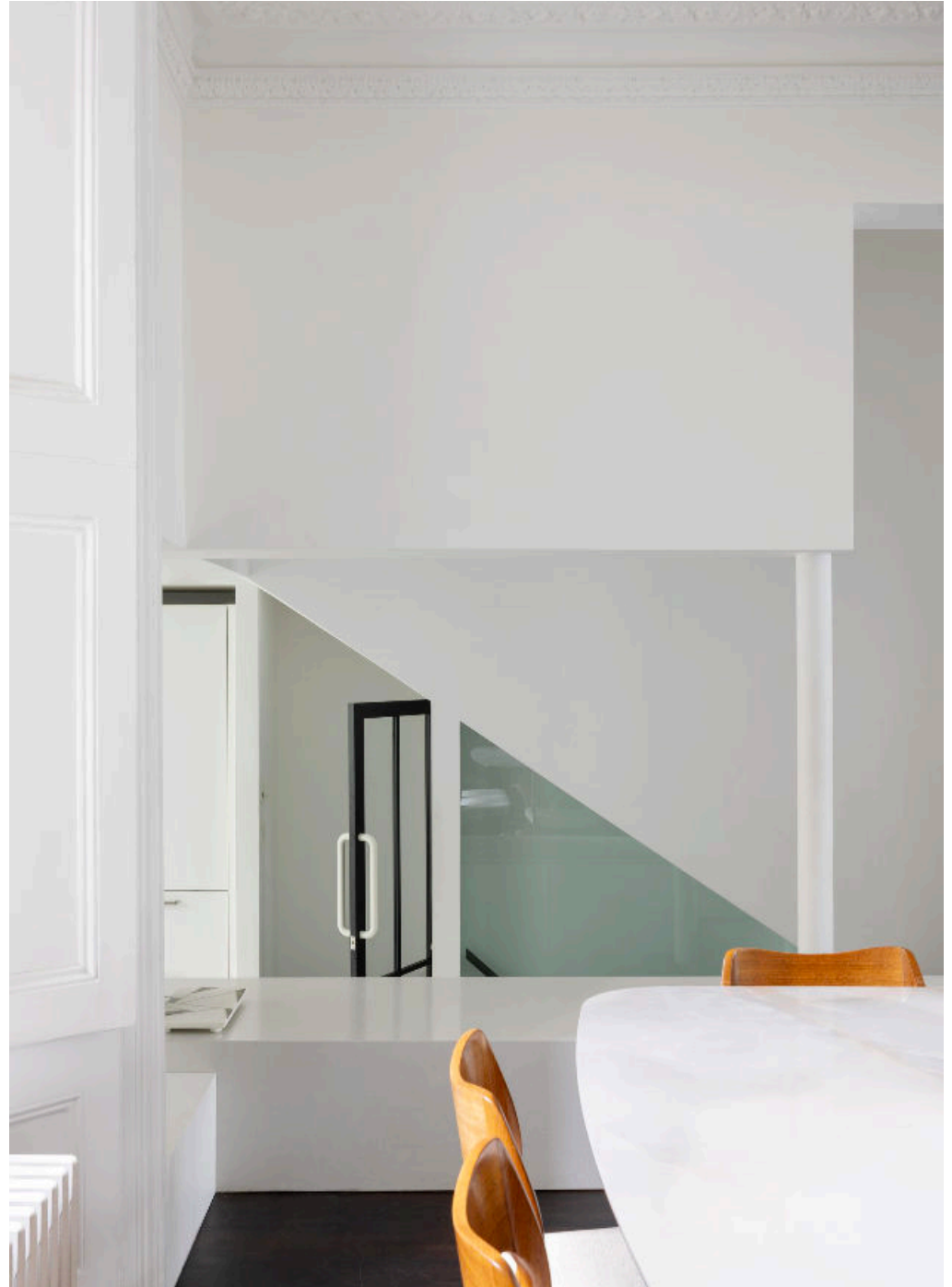
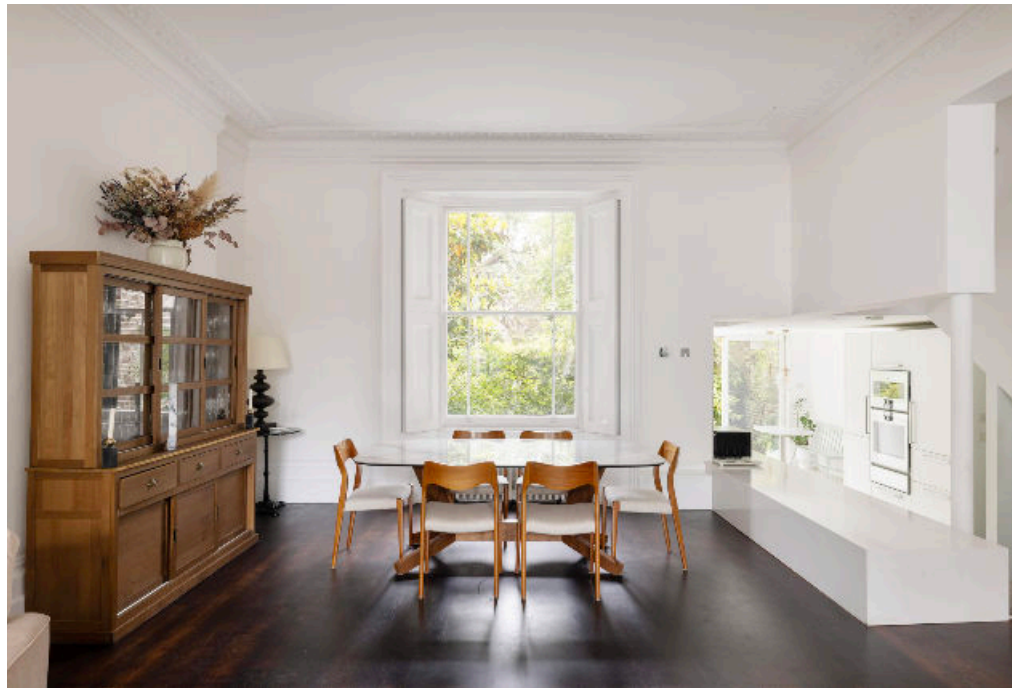
Tenure: Share of freehold, approximately 952 years remaining

Service charge: £1,200 per annum, reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: Unknown







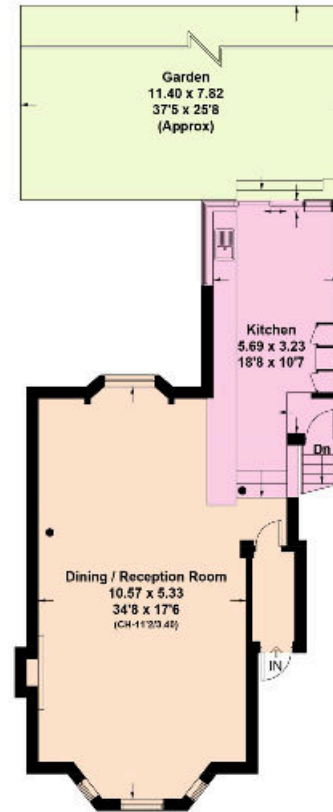
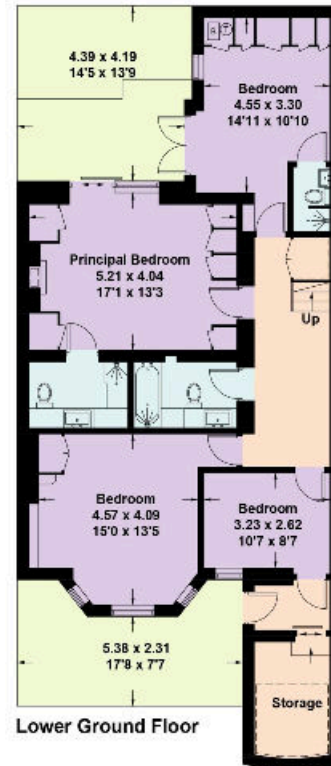




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 = Approximate External Dimensions (Excl. Linc)



**Approximate Gross Internal Floor Area
183.3 sq m / 1973 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
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London W11 2PS

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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 June 2024. Photographs and videos dated June 2024.

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