

# Lansdowne Road, Notting Hill W11

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# Lansdowne Road, Notting Hill **W11**

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A rare lateral apartment, located on one of the finest addresses in Notting Hill. Bathed in natural light, with stunning orientation, roof terrace, lift and access to magical communal gardens. The apartment is situated on the third floor, and comprises three bedrooms, two bathrooms (one ensuite), a well appointed kitchen and a spacious reception room complete with separate dining area. Access to the roof terrace offers magnificent westerly views over the garden and roof tops beyond.



**Guide price:** £2,950,000

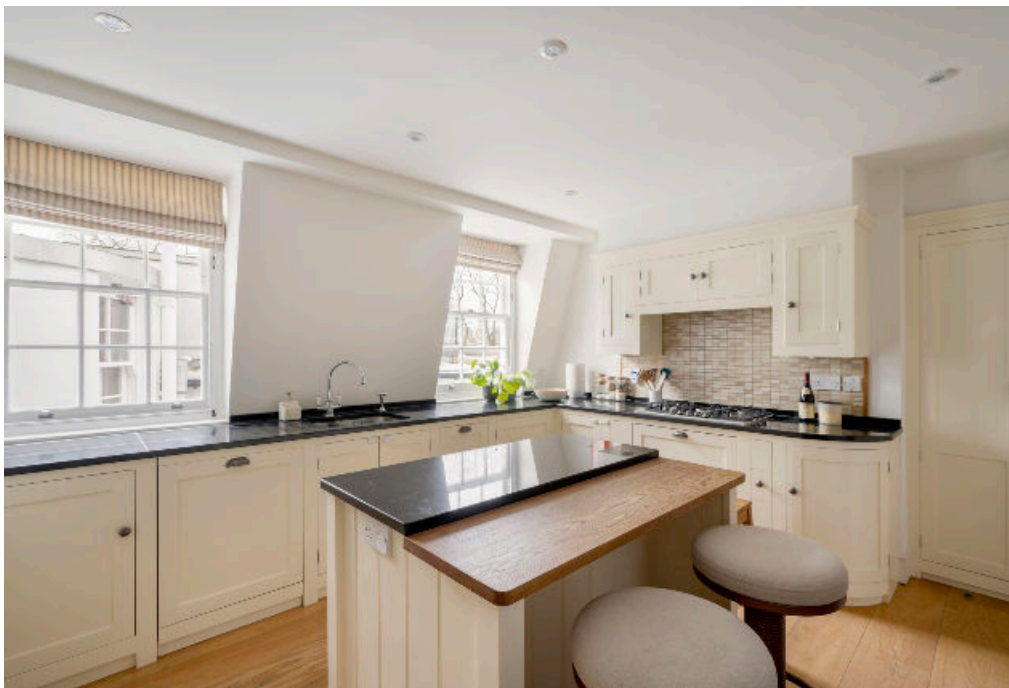
**Tenure:** Share of freehold plus leasehold, approximately 956 years remaining

**Service charge:** £11,000 per annum, reviewed every year, next review due 2026

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G







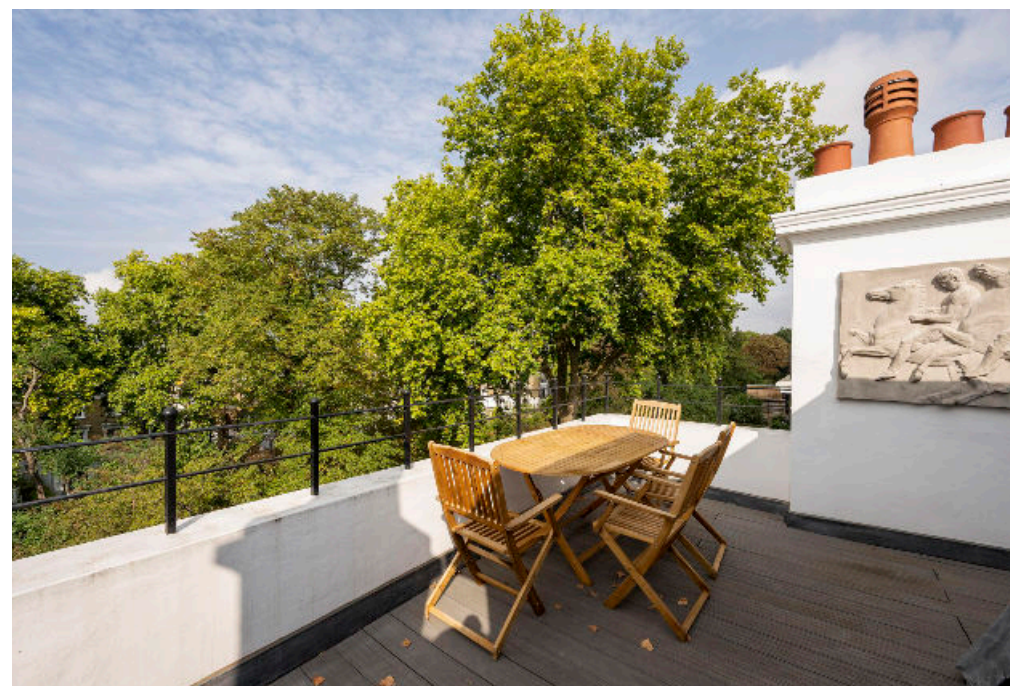
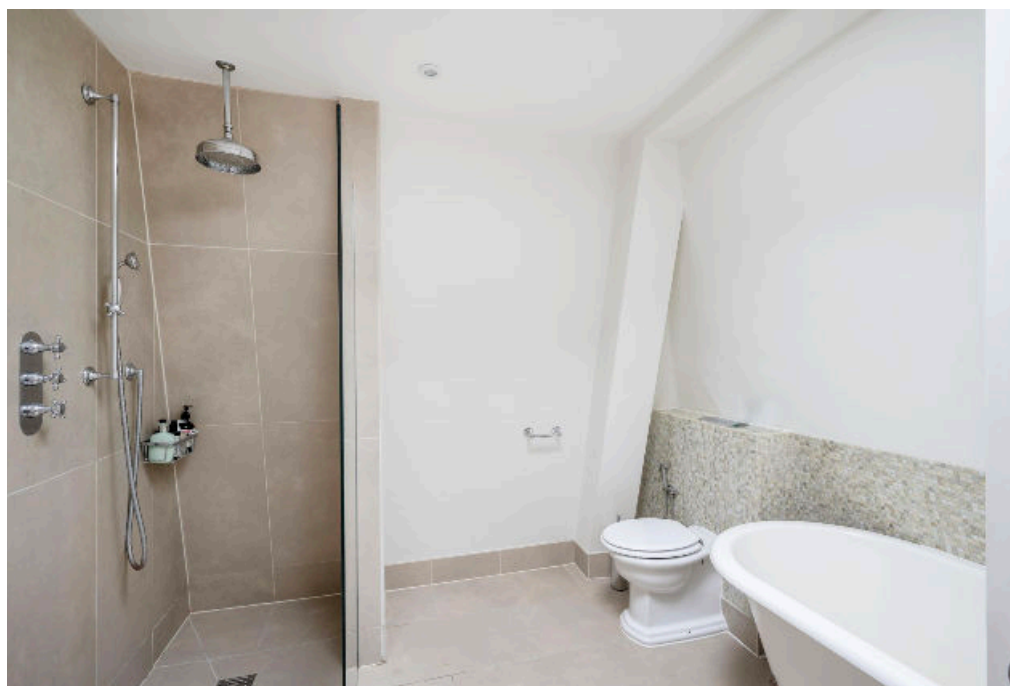






## Location

The apartment is situated in the Ladbroke Conservation Area on a quiet corner of Lansdowne Road and Lansdowne Walk. Located within this prestigious area, the property benefits from excellent transport links by either underground (District, Circle, Central and the Hammersmith and City lines) or by bus to the West End, the City and Canary Wharf. It is also within close proximity to Hyde Park, Kensington Gardens, Holland Park, Kensington High Street and the Westfield shopping centre. Local schools include Pembridge Hall, Wetherby School, Notting Hill Preparatory and Acorn Nursery.

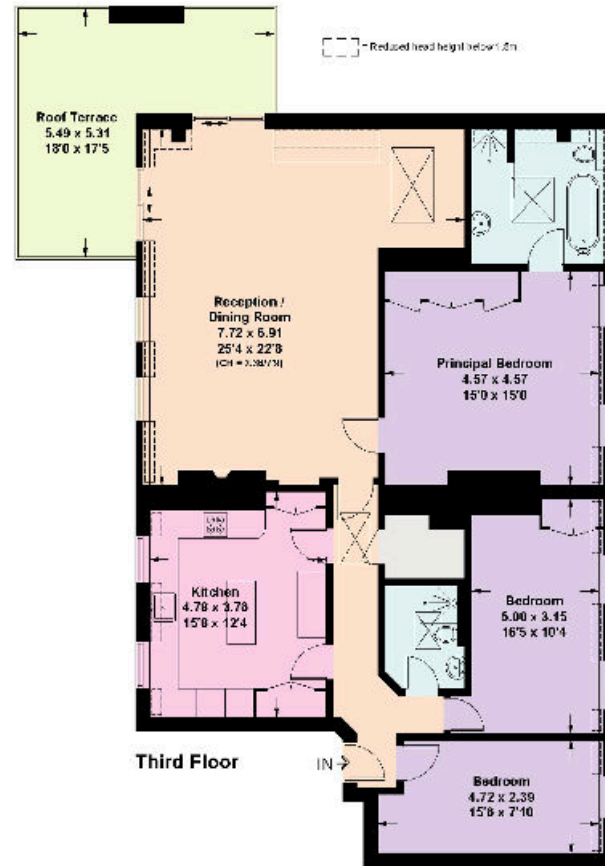








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**Approximate Gross Internal Floor Area  
138.1 sq m / 1486 sq ft**

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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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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