



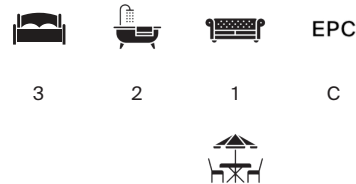
LADBROKE ROAD

Notting Hill, W11



EXPANSIVE THREE BEDROOM GARDEN FLAT

Beautifully presented garden flat in the heart of Notting Hill.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: E

Tenure: Share of Freehold, plus Leasehold approximately 85 years remaining

Ground rent: £50 per annum, reviewed every year, next review date 2026

Service charge: £785 per annum reviewed every year, next review date 2026

Guide Price: £1,800,000



Set across two beautiful period buildings, this expansive three-bedroom garden flat offers fantastic lateral living space. Located on the desirable Ladbroke Road, the apartment features a bright and welcoming rear reception room that opens directly onto a charming garden, providing an ideal spot for relaxation or entertaining.







LOCATION

Located on Ladbroke Road, this garden flat is close to Notting Hill's vibrant shops and boutique cafes. Kensington Gardens is just 0.5 miles away perfect for leisure and outdoor activities. Ladbroke Grove tube station is within 0.3 miles offering excellent transport links across London. Nearby schools include St Mary's Catholic Primary School.

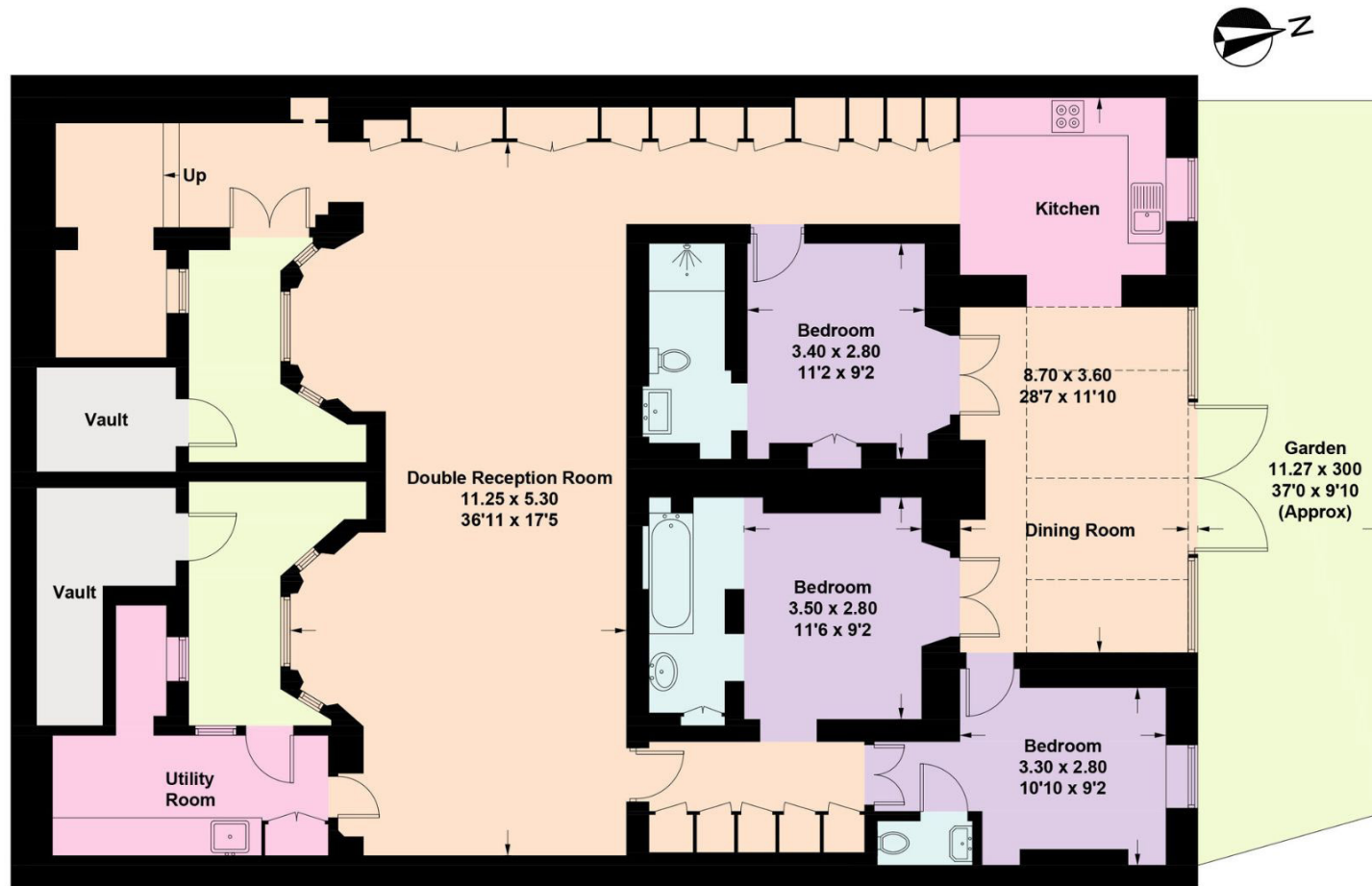


The property offers flexible accommodation with three well-sized bedrooms, two bathrooms, and a separate WC. The spacious double reception room at the front of the property provides ample space for both formal sitting and dining areas, making it perfect for comfortable living and hosting guests.









Lower Ground Floor

Approximate Gross Internal Area = 179.0 sq m / 1934 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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