



Lansdowne Road, Notting Hill **W11**



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This exquisite apartment on two floors boasts three generously sized bedrooms, offering a spacious and comfortable living with exceptional entertaining space.

Its corner positioning boasts a stunning triple aspect, ensuring an abundance of natural light and stunning green views over the communal gardens.

The property also has access to the private communal gardens.



Guide price: £3,600,000

Tenure: Available Share of freehold with approximately 958 years remaining

Service charge: £20,000 per annum, reviewed every 12 months

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H

Location Description

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
204.10 sq m / 2197 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.



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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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