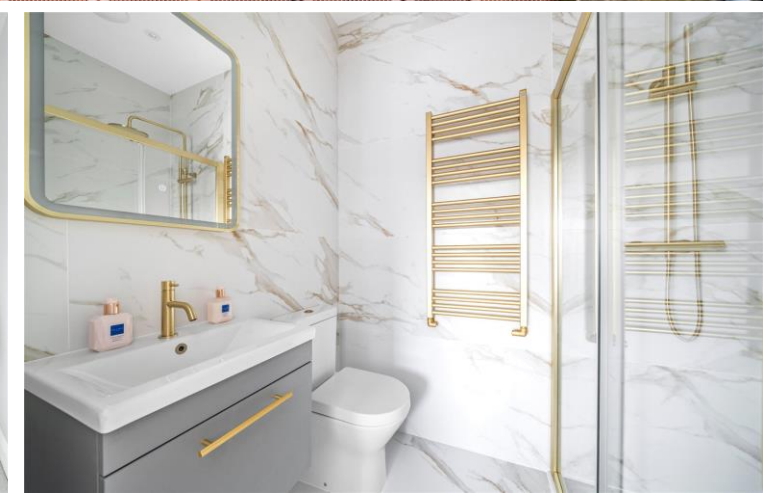
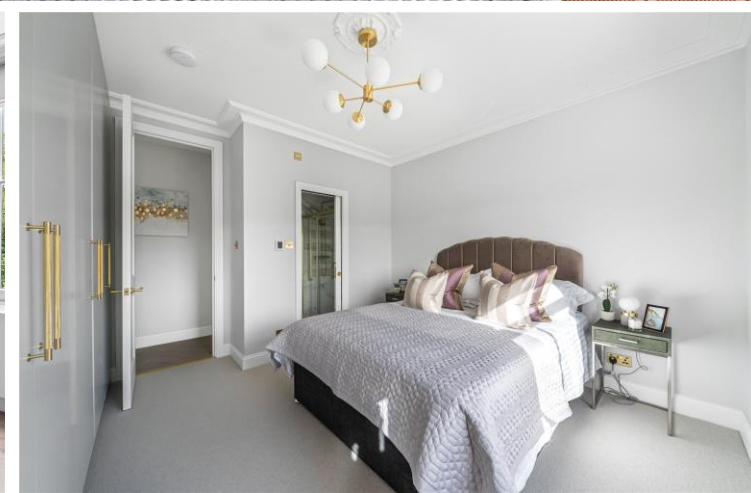
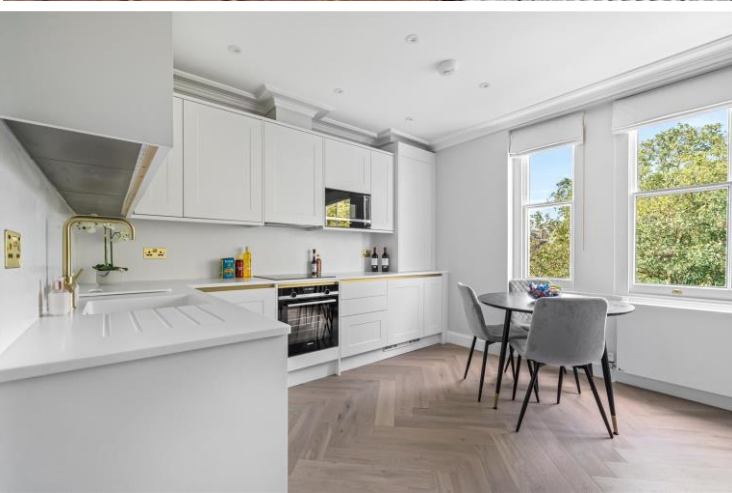




Ladbroke Square
Notting Hill, W11

CHESTERTONS





Nestled on the iconic Ladbroke Square, this stunning one-bedroom flat offers an unparalleled lifestyle with access to the picturesque Ladbroke Square Gardens and your own private roof terrace, providing a tranquil escape from the vibrant city life.

Meticulously renovated by West11 to the highest specification, every detail of this residence exudes quality and craftsmanship, including bespoke hand made wardrobes and joinery. The interior spaces have been thoughtfully designed to create a harmonious blend of modern living and classic elegance. The building was also fully refurbished both internally and externally in 2022.

Positioned on the third floor, you'll be greeted by scenic views of Ladbroke Square Gardens from every window. This prime vantage point offers a unique and enchanting perspective of the lush greenery and serene surroundings.

The spacious bedroom is complete with an en-suite bathroom, and built in wardrobes, ensuring your comfort and privacy. The bedroom also leads to the breath-taking south-facing terrace, with full planning permission PP/23/05490, where you'll be captivated by 180 degrees of uninterrupted views across the rooftops of Notting Hill. Whether you're enjoying your morning coffee or hosting a sunset gathering, this terrace is the perfect setting for every occasion.

Transportation is convenient and easily accessible, with many bus routes and Holland Park station (0.3 miles) and Notting Hill Gate Tube Station (0.5 miles) in close proximity.

- Access to Ladbroke Square Gardens
- Roof terrace
- Turnkey condition
- Share of freehold
- Prime location

Asking Price £1,150,000

Energy Efficiency Rating		
Most energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Share of Freehold 991 years 2 months
Service Charge: £3,000 p.a.
Ground Rent: £0
Local Authority: RBK&C
Council Tax Band: E

Chestertons Notting Hill Sales

30 Ledbury Road
 Notting Hill
 London
 W11 2AB

nottinghill@chestertons.co.uk

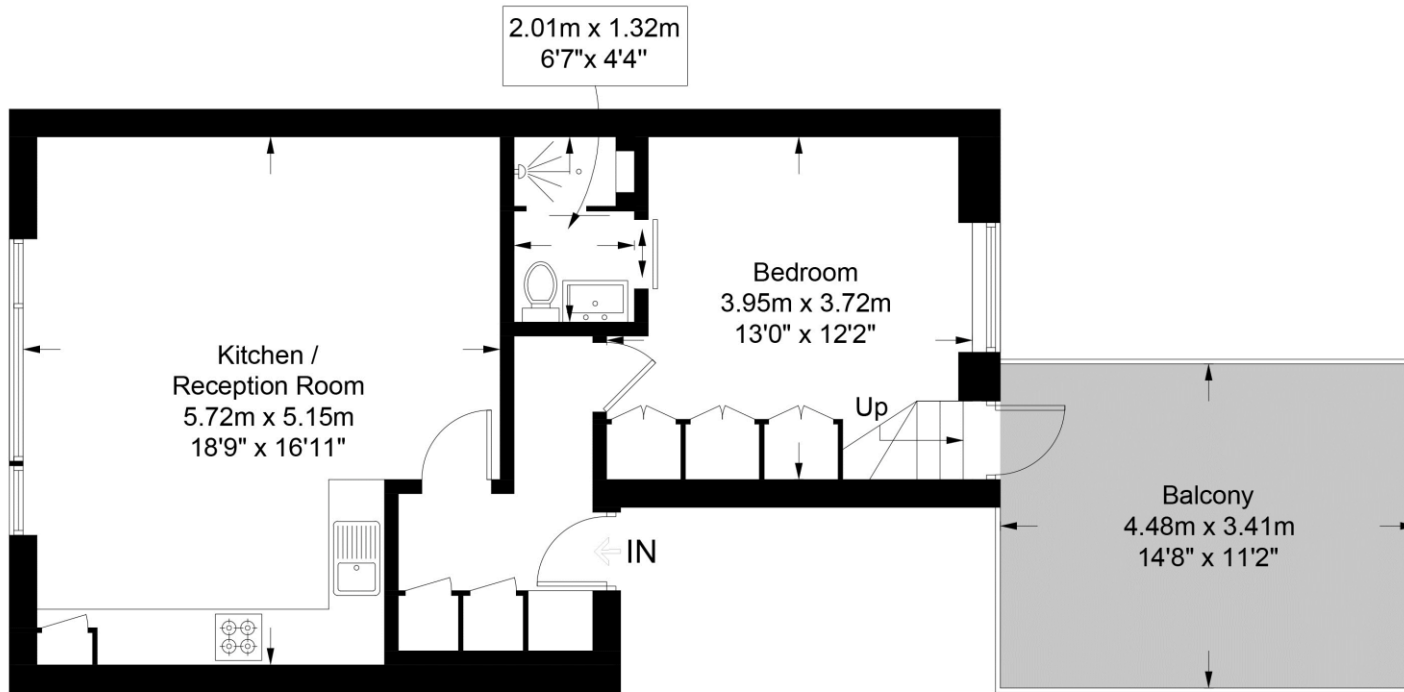
0203 040 8585

[chestertons.co.uk](https://www.chestertons.co.uk)

Ladbroke Square, W11

Approximate Gross Internal Area = 575 sq ft / 53.4 sq m

External Area = 152 sq ft / 14.1 sq m



Third Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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