



Ledbury Road
Notting Hill, W11

CHESTERTONS





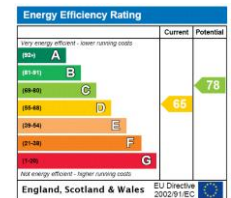
Located on one of the best addresses in Notting Hill, moments away from fashionable Westbourne Grove, W11 (RBKC). This two double bedroom upper maisonette has wonderful light and chimney pot views over prime Notting Hill. Measuring circa 924 square feet, with a very long underlying lease (currently 111 years remaining).

It benefits from a light and neutral décor, excellent additional storage and extremely high spec fittings throughout. Enjoy weekend brunch at the large, off-white Corian island and kitchen with ultra high-spec Gaggenau appliances. Later, embrace the cosiness in the spacious reception room, with its modern, bio-fuel working fireplace. There is also an un-demised flat roof with far reaching views that is accessed directly from within the apartment.

Perfectly situated in the heart of Notting Hill on the desirable Ledbury Road, 0.1 miles from Westbourne Grove for an abundance of famous cafes, boutiques and restaurants (such as Wild, Dayseford and Granger & Co). It is also only 0.4 miles from Notting Hill Gate for the Circle, District and Central lines.

- One of the best locations in Notting Hill.
- Two double bedrooms.
- Wonderful light.
- Measuring circa 924 square feet, with very long underlying lease (currently 111 years remaining).
- Amazing kitchen and reception.

Offers in excess of
£1,500,000



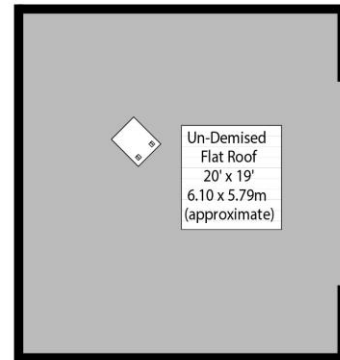
Tenure: Leasehold 111 years 2 months
Service Charge: £940 PA
Ground Rent: £100
Local Authority: RBK&C
Council Tax Band: D

Chestertons Notting Hill Sales

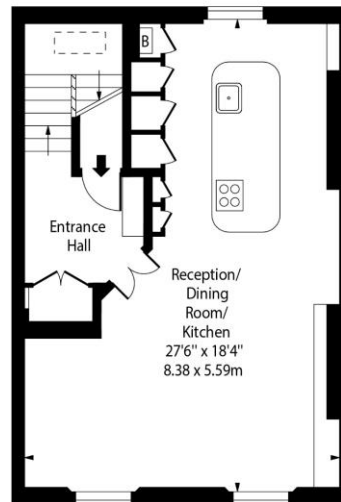
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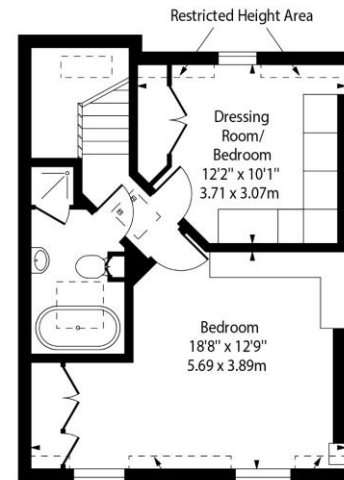
Ledbury Road,
Notting Hill, W11



First Floor



Second Floor



Third Floor

Approx Gross Internal Area 924 Sq Ft - 85.84 Sq M
 Approx. Floor Area Including Restricted Heights 940 Sq Ft - 87.33 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 022762M

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