



Ladbroke Grove  
North Kensington, W10

CHESTERTONS





A stunning, end-of-terrace, second floor flat that benefits from a Share of the Freehold. Presented in excellent condition with a sunny, south-west facing outlook, wooden flooring, excellent storage, as well as a large and new kitchen, that has pretty views over St Michael's church.

The flat also has within its demise, an additional room on the half-landing, that is currently being used as a work from home office.

With very close proximity to trendy Golborne Road and Portobello Road, the incoming purchaser would have an array of fantastic boutiques, bars and restaurants. Ladbroke Grove underground station (Circle and Hammersmith Lines) is only 0.2 miles away.

- End-of-terrace, period building.
- A Share of the Freehold.
- Sunny, south-west facing reception.
- Wooden flooring.
- Pretty views.
- An additional work from home office on the half-

Asking Price £600,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	68	78
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher rating costs  
 England, Scotland & Wales  
 EU Directive 2002/91/EC

**Tenure:** Leasehold, 54 years 11 months remaining with a Share of Freehold.  
**Service Charge:** £889.85 p.a. No sinking fund  
**Ground Rent:** £0  
**Local Authority:** RBKC  
**Council Tax Band:** D

*Chestertons Notting Hill Sales*

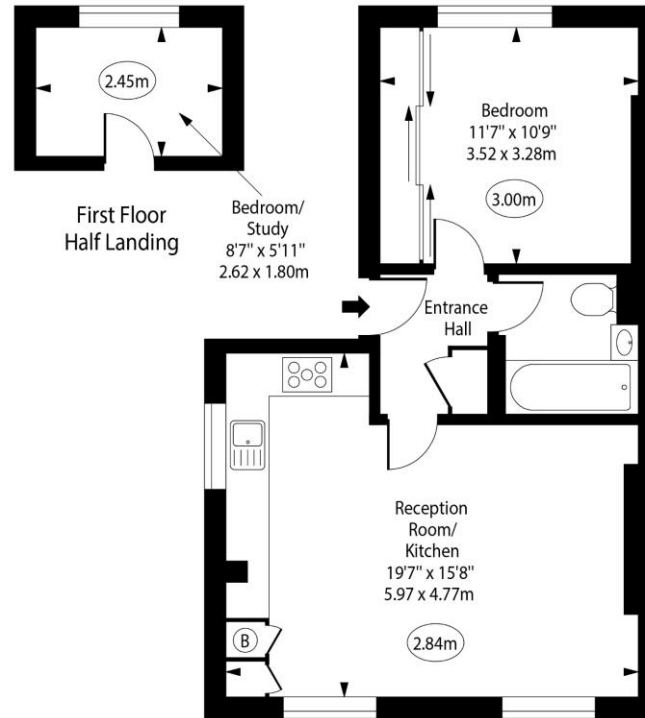
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## Ladbroke Grove, W10



Second Floor

Approx Gross Internal Area 474 Sq Ft - 44.03 Sq M  
(Excluding Bedroom/ Study)

Approx Gross Internal Area 524 Sq Ft - 48.68 Sq M  
(Including Bedroom/ Study)

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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