



Ladbroke Road  
Notting Hill, W11

CHESTERTONS





A low build, freehold, end-of-terrace house with private garden and large roof terrace on one of Notting Hill and Holland Park's best addresses.

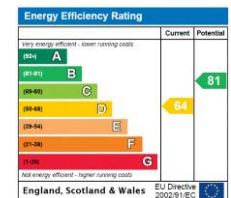
Arranged over just three floors (no lower ground floor), this c.2325 sq.ft., bright, south-facing, four bedroom home has two large reception rooms, three bathrooms, an integrated private garage (which could easily house a large SUV), two terraces (including a c.700sq.ft. roof terrace) and a private, south-facing garden.

The property is somewhat of a blank canvas, for a buyer that wishes to create a special home, on one of the area's best streets (72 Ladbroke Road recently sold, unmodernised, for near £4,000 per sq.ft.).

Ladbroke Road is a super prime Notting Hill address moments from the Green spaces of both Kensington Gardens and Holland Park. Boutique shops, cafes and restaurants of Westbourne Grove, Holland Park Avenue, Kensington Park Road and Portobello Road are all nearby. Holland Park (Central Line) and Notting Hill Gate Underground (Central, Circle & District) stations are both within close proximity.

- A low build, end-of-terrace freehold house
- South facing
- Private garden and large roof terrace
- One of Notting Hill and Holland Park's best addresses that has recently achieved near £4,000 per Sq.Ft
- No lower ground floor
- Four bedrooms, two reception rooms, three bathrooms
- An integrated private garage + RBKC parking.

Offers in excess of £4,000,000



**Tenure:** Freehold.

**Local Authority:** RBKC

**Council Tax Band:** H

**Chestertons Notting Hill Sales**

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Approx Gross Internal Area 2325 Sq Ft - 216.00 Sq M  
(Including Garage)

For Illustration Purposes Only - Not To Scale

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