



Ladbroke Gardens
Notting Hill, W11

CHESTERTONS





Nestled in a prime location, a stunning first floor flat with 3.76m high ceilings and grand, floor-to-ceiling French windows leading directly on to a south-facing balcony.

Situated within an impressive 'Grade II Listed' period building with spectacular views over Arundel and Ladbroke Private Communal Gardens, which it is eligible to get a key to.

Ladbroke Gardens is a popular street in Notting Hill as it is well located for the many shops & restaurants of Westbourne Grove, Portobello Road, and Kensington Park Road. Notting Hill Gate underground station (Central, Circle, and District lines) is 0.6 miles away.

- Stunning first floor flat.
- 3.76m high ceilings.
- Grand, floor-to-ceiling French windows leading directly on to a south-facing balcony.
- Access to Arundel and Ladbroke Private Communal Gardens.

Asking Price £1,200,000

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

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

Tenure: Leasehold. 90 years remaining.
Service Charge: £4,157 p.a.
Ground Rent: Peppercorn.
Local Authority: RBK&C
Council Tax Band: F

Chestertons Notting Hill Sales

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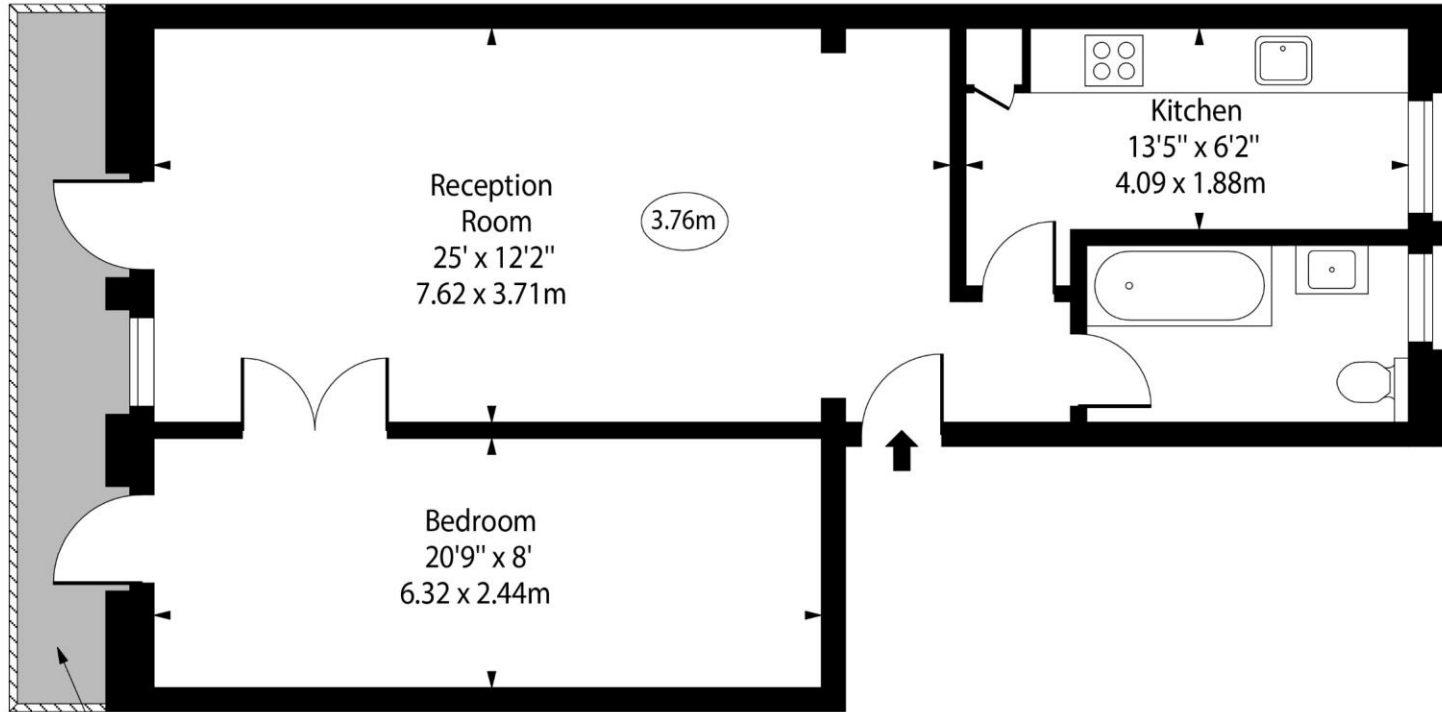
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○ - Ceiling Height



Balcony

First Floor

Approx Gross Internal Area 650 Sq Ft - 60.39 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 025321K

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