



Ladbroke Gardens  
Notting Hill, W11

CHESTERTONS





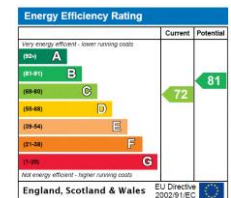
Nestled in a prime location, this stunning raised ground floor flat has high ceilings and grand, south-facing windows which flood the flat with natural light.

The flat is situated within an impressive 'Grade II Listed' period building with spectacular views over 'Arundel and Ladbroke' Private Communal Gardens. Access to these sought-after, private gardens is reserved exclusively for residents of the surrounding streets (subject to application).

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.

- Access to private communal gardens
- Raised ground floor
- High ceilings
- Prime Notting Hill location
- South facing

Offers in excess of £1,000,000



**Tenure:** Leasehold. 90 years remaining.  
**Service Charge:** £3,655 p.a.  
**Ground Rent:** Peppercorn  
**Local Authority:** RBK&C  
**Council Tax Band:** F

*Chestertons Notting Hill Sales*

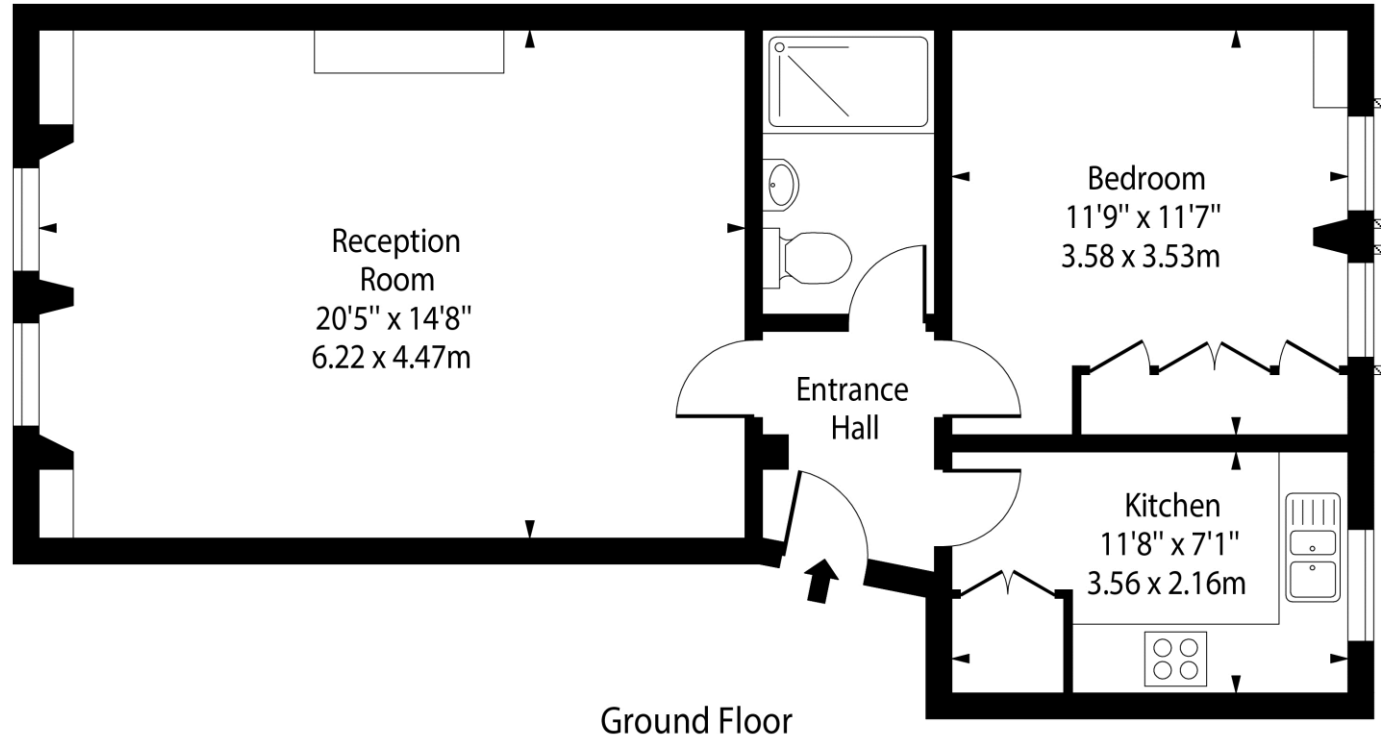
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# Ladbroke Gardens, W11



Ground Floor

Approx Gross Internal Area 615 Sq Ft - 57.13 Sq M

For Illustration Purposes Only - Not To Scale

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

Ref. No. 025528E

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