



Forbra House, Ledbury Mews West,
Notting Hill, W11





A stunning two-bedroom, two-bathroom duplex apartment with a west-facing terrace.

Nestled within a highly sought-after mews just off Ledbury Road, this exceptional two-bedroom, two-bathroom duplex apartment offers a blend of charm, space, and contemporary living.

Occupying the second and third floors of a delightful period conversion, this bright and airy home spans approximately 913 sq. ft. The second floor welcomes you with an entrance hallway leading to a spacious open-plan kitchen and reception room. Featuring windows on both sides, a cozy fireplace, elegant wooden flooring, and French doors, the living space opens onto a private west-facing roof terrace – the perfect spot to enjoy sunsets and al fresco dining.

The accommodation includes two generously sized bedrooms. The principal bedroom boasts an ensuite shower room, while a second large bathroom serves the rest of the household.

Located on Ledbury Mews West, this property is ideally positioned near the chic boutiques, restaurants, and amenities of Westbourne Grove, Ledbury Road, and Portobello Road. With excellent transport links and the serene green spaces of Kensington Gardens just a short stroll away, this home combines convenience with lifestyle.

- Spacious two-bedroom, two-bathroom duplex apartment with a Share of Freehold.
- West-facing private roof terrace.
- Bright open-plan kitchen and reception with period charm and modern finishes.
- Principal bedroom with ensuite plus additional large bathroom.
- Prime Notting Hill location near Ledbury Road, Westbourne Grove, and Kensington Gardens.

Offers in Excess of £1,250,000

Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold. 963 years remaining with a Share of Freehold.

Service Charge: £3,220.00 p.a.

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: F

Chestertons Notting Hill Sales

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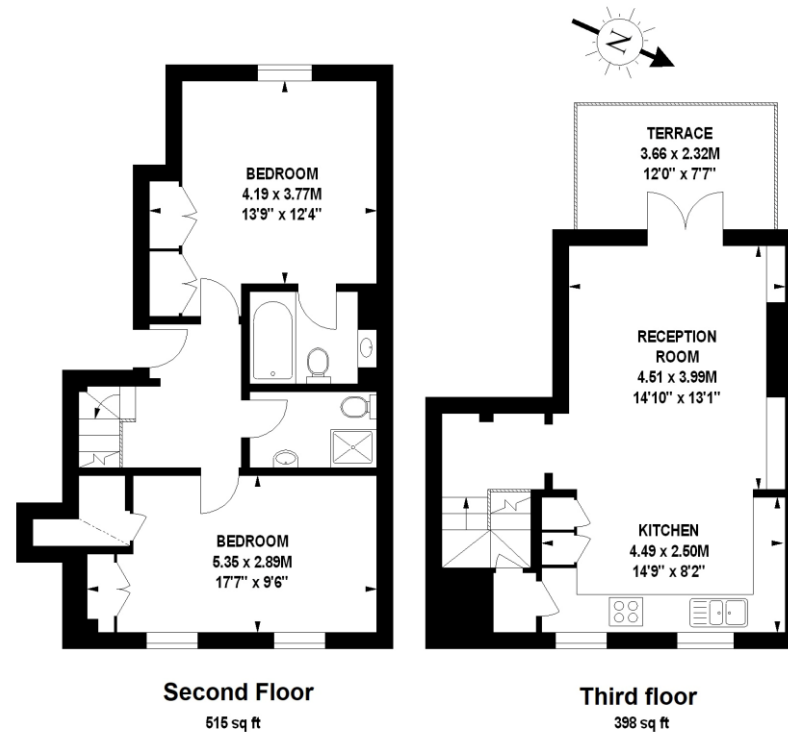
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Approximate gross internal area

84.82 sq m / 913 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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