



Ladbroke Grove  
Notting Hill, W11

CHESTERTONS





Set across the top two floors of a grand period building, this stunning upper maisonette has been impeccably renovated with a sleek contemporary design. Every detail has been carefully considered by the current owners to create a home of exceptional quality and comfort.

On the third floor, you'll find three generously sized double bedrooms, including a luxurious master suite with a beautiful en-suite bathroom. A sleek and stylish family bathroom serves the remaining bedrooms.

Upstairs, the fourth floor reveals an impressive full-width reception room bathed in natural light. This striking space features a fireplace and expansive sliding doors that lead to a, west-facing terrace with extensive views.

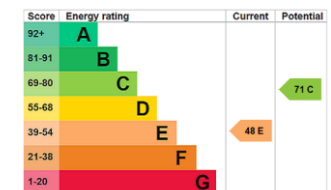
The adjacent kitchen has modern fitted units and views over the beautifully maintained Arundel, Elgin communal gardens — to which residents enjoy exclusive access.

This maisonette offers the perfect balance of classic Notting Hill charm and modern living, with generous outdoor space, a prime position in one of the area's most coveted garden squares, and stylish interiors ready to move straight into.

Perfectly situated on the sought-after Ladbroke Grove, between Arundel Gardens and Elgin Crescent, this home places you within easy reach of the fashionable boutiques, cafés, and restaurants of Westbourne Grove and Portobello Road. Excellent transport links at Notting Hill Gate ensure fast access to Central London and beyond.

- Beautifully refurbished upper maisonette across two top floors of a period building
- Generous west-facing terrace with far-reaching views
- Three spacious double bedrooms
- Bright, full-width reception room with fireplace and seamless terrace access
- Exclusive access to the tranquil communal gardens in Notting Hill

Asking Price £1,750,000



**Tenure:** Leasehold. 994 years remaining with a Share of Freehold.

**Service Charge:** £4,380 p.a.

**Ground Rent:** £0

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** G

**Chestertons Notting Hill Sales**

30 Ledbury Road

Notting Hill

London

W11 2AB

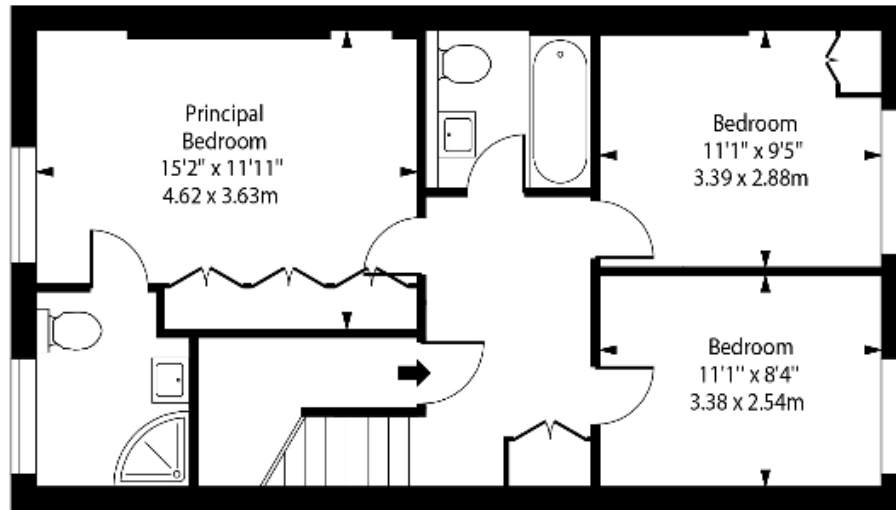
[nottinghill@chestertons.co.uk](mailto:nottinghill@chestertons.co.uk)

0203 040 8585

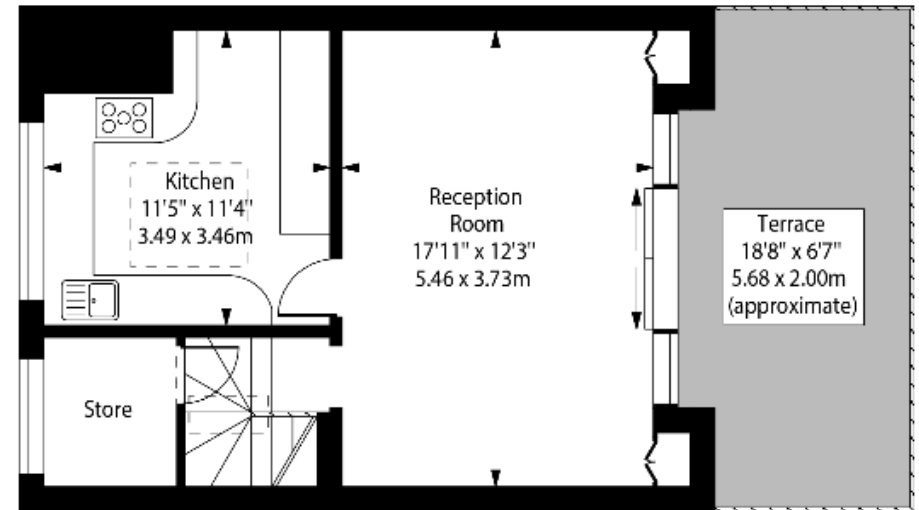
[chestertons.co.uk](http://chestertons.co.uk)

# Ladbroke Grove, W11

○ - Ceiling Height



Third Floor



Fourth Floor

Approx Gross Internal Area 1024 Sq Ft - 95.13 Sq M

For Illustration Purposes Only - Not To Scale

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