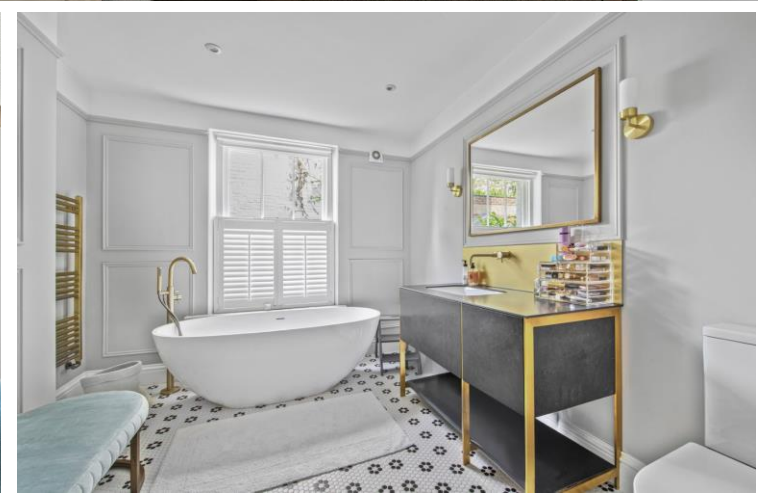




Ladbroke Road
Notting Hill, W11

CHESTERTONS





Immaculate one bedroom raised ground floor flat with study in the heart of Notting Hill

Situated on the raised ground floor of an elegant semi-detached period building on sought-after Ladbrooke Road, this beautifully renovated one-bedroom flat with additional study offers stylish, turn-key living in one of London's most desirable neighbourhoods.

Spanning 719 sq ft (including storage) and offered with a share of freehold, the property has been thoughtfully refurbished to an exceptional standard throughout. The bright and spacious reception room features a grand bay window, while the separate contemporary kitchen is sleek and well-appointed.

The generous double bedroom includes built-in wardrobes, and the stunning bathroom is finished to a high specification, complete with a walk-in shower and freestanding bath. A non-demised terrace adds a touch of outdoor charm. Positioned on the half landing, a separate study/guest room provides the ideal work-from-home setup and includes a bed for visitors, offering excellent flexibility.

Ladbrooke Road is a picturesque residential street moments from the boutiques and cafés of Notting Hill Gate, Holland Park Avenue, and the iconic Portobello Road. Notting Hill Gate Underground Station (Central, District & Circle lines) is just 0.3 miles away, ensuring superb connectivity.

- Beautifully renovated flat in a semi-detached period building
- Elegant reception with bay window and high ceilings
- Luxurious bathroom with walk-in shower and freestanding bath
- Separate study/guest room – ideal for working from home
- Prime Notting Hill location near shops, cafés, and Notting Hill Gate station

Asking Price £1,250,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 976 years remaining Share of Freehold

Service Charge: £741 p.a. Ad hoc.

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: E

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

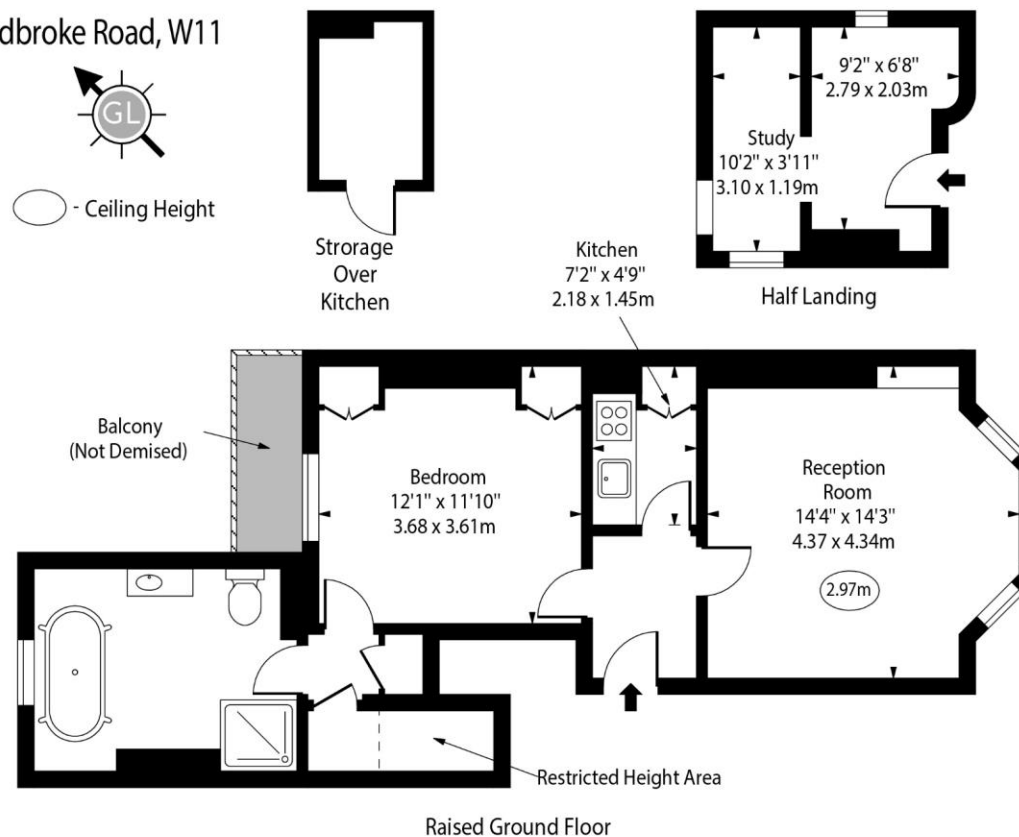
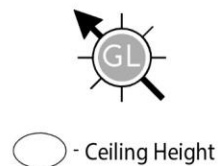
W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585

[chestertons.co.uk](https://www.chestertons.co.uk)

Ladbroke Road, W11



Approx Gross Internal Area 672 Sq Ft - 62.43 Sq M

Approx. Floor Area Including Restricted Heights 719 Sq Ft - 66.80 Sq M

(Including Storage Over Kitchen)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

Ref. No. 028237E

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