



Matlock Court, Kensington Park Road,
Notting Hill, W11

CHESTERTONS





Set within a prestigious portered, red-brick mansion block, this two-bedroom apartment offers generous proportions and an elegant, well-balanced layout throughout.

The flat has a bright and spacious reception room, featuring a large bay window that floods the space with natural light. Adjacent is a sleek, fully fitted kitchen with integrated appliances and ample storage.

There are two bedrooms, with the main bedroom benefiting from a stylish en suite shower room and built-in wardrobes. A modern family bathroom, finished with floor-to-ceiling tiling, and a separate utility room for the washer and dryer complete the accommodation.

Residents can apply for access to the exceptional Ladbroke Square Gardens, the largest private garden square in London, offering beautifully maintained grounds, tennis court, and a children's play area.

Matlock Court enjoys a prime position on Kensington Park Road, opposite the stunning Ladbroke Square. Just 0.2 miles from Notting Hill Gate Underground station, it offers easy access to the Central, Circle, and District lines.

Please Note:

Select images feature virtual staging to help illustrate how the space could be furnished. These have been digitally enhanced for presentation purposes.

- Set within a prestigious red-brick mansion block
- Bright reception room with large bay window
- Separate modern kitchen with integrated appliances
- Two bedrooms, one with en suite and built-in wardrobes
- Access to Ladbroke Square Gardens

Asking Price £1,000,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	84 D	77 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold. 960 years remaining.

Service Charge: £4,200 p.a.

Ground Rent: £115 p.a.

Local Authority: Kensington and Chelsea

Council Tax Band: F

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

W11 2AB

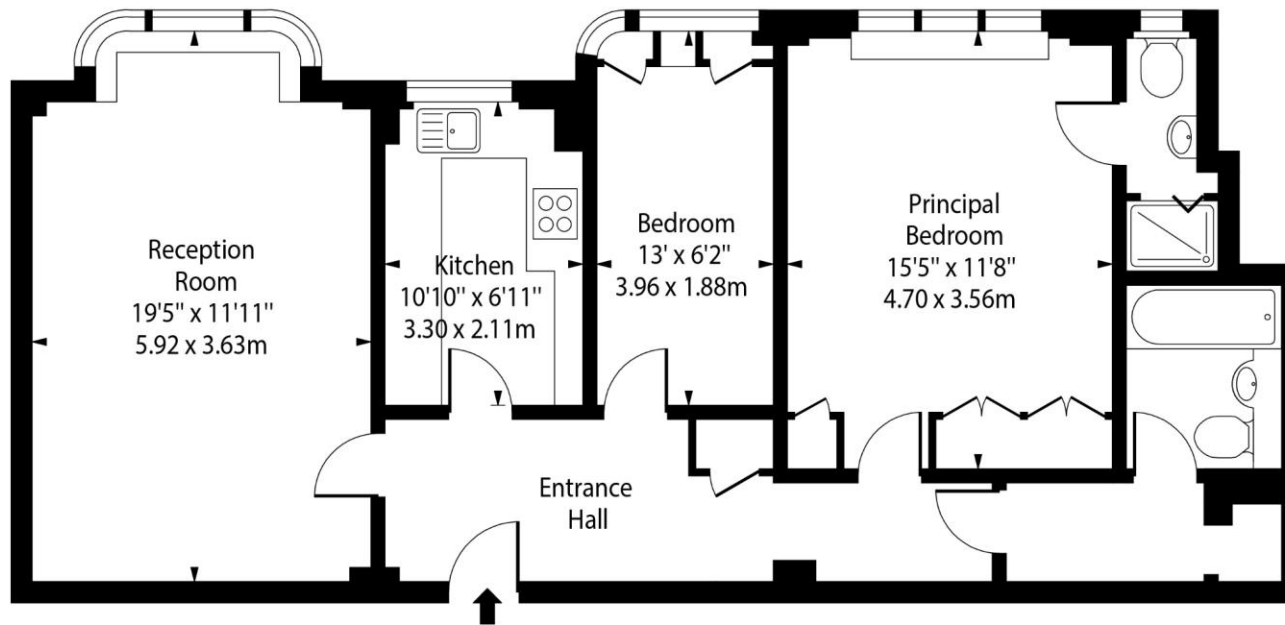
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○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 806 Sq Ft - 74.88 Sq M

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. Not To Scale.

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