



Ladbroke Square
Notting Hill, W11

CHESTERTONS





Welcome to Ladbroke Square — a rare gem in the heart of Notting Hill.

Gracefully positioned on the second floor of a distinguished period building and conveniently accessible via a lift, this exquisitely refurbished one-bedroom apartment embodies refined elegance and contemporary comfort.

The interiors have been thoughtfully designed with reclaimed Iroko herringbone timber flooring running through the main living areas, offering both character and warmth. Underfloor heating is installed throughout the apartment, ensuring consistent comfort in every room.

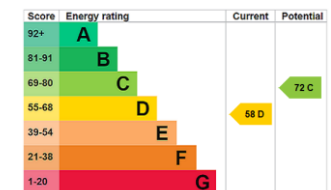
The kitchen features striking Verde Alpi marble worktops and matching splashbacks, paired with a sleek Nuie white ceramic under-mounted sink and a polished nickel Perrin & Rowe dual-lever mixer tap — a combination that highlights both craftsmanship and quality.

In the bedroom, bespoke fitted wardrobes are lined with richly textured Phillip Jeffries wallpaper and finished with distinctive Matilda Goad knobs. A custom-designed king-sized bed with a three-panel upholstered headboard by Linea Luxe is dressed in Romo Kirkby fabric and detailed with Samuel & Sons Swiss velvet piping, creating a stylish and restful retreat.

Residents enjoy access to the renowned Ladbroke Square Private Communal Gardens — one of London's largest and most exclusive garden squares, encompassing approximately 7.7 acres of beautifully landscaped grounds, including a tennis court (access subject to application).

- Juliet balcony providing an abundance of natural light and leafy outlook to the Ladbroke conservation area.
- Electronic video entry system.
- Lift access.
- Private communal garden access.
- The service charge is defined as 3.74% of the service expenditure for the relevant financial period.

Asking Price £1,150,000



Tenure: Leasehold 977 years.

Service Charge: £564 per annum.

Ground Rent:

Local Authority: Kensington and Chelsea

Council Tax Band: E

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

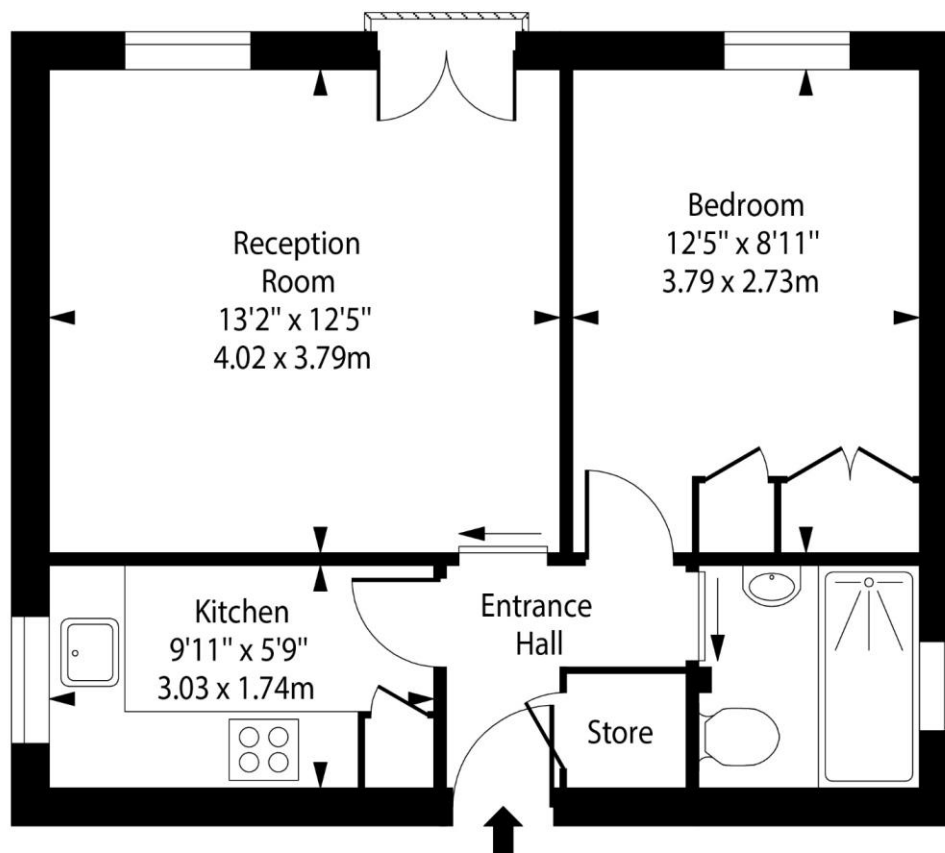
London

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Ladbroke Square, W11



Second Floor

Approx Gross Internal Area 452 Sq Ft - 41.99 Sq M

For Illustration Purposes Only - Not To Scale

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