



Ladbroke Grove
Notting Hill, W11

CHESTERTONS





A beautifully presented fourth floor apartment, with two bedrooms and two bathrooms, situated within a well maintained purpose built block with lift access and the added benefit of superb private communal gardens.

Flooded with natural light, the property comprises a generous reception room with a dining area, leading to a private balcony. There is a separate kitchen, and the main bedroom has an ensuite bathroom room. A second double bedroom and a separate bathroom complete the accommodation. Further benefits include ample built-in storage and a large private storage unit in the basement.

Hillcrest is a sought-after and well-maintained development set back from Ladbroke Grove, offering excellent proximity to the vibrant amenities of both Holland Park and Notting Hill. The property enjoys great transport links, (Notting Hill Underground Station - 0.5 miles and Holland Park Underground Station – 0.3 miles) making it ideal for both convenience and lifestyle.

- Fourth floor, two bedroom, two bathroom apartment
- Bright reception with dining area and private balcony with great views
- Master bedroom with ensuite and second double bedroom
- Lift access
- Access to private communal gardens and basement storage

Asking Price £900,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold, 944 years remaining with a Share of Freehold.

Service Charge: £5,134 p.a. (includes £2,136 contribution to reserve fund)

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: F

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

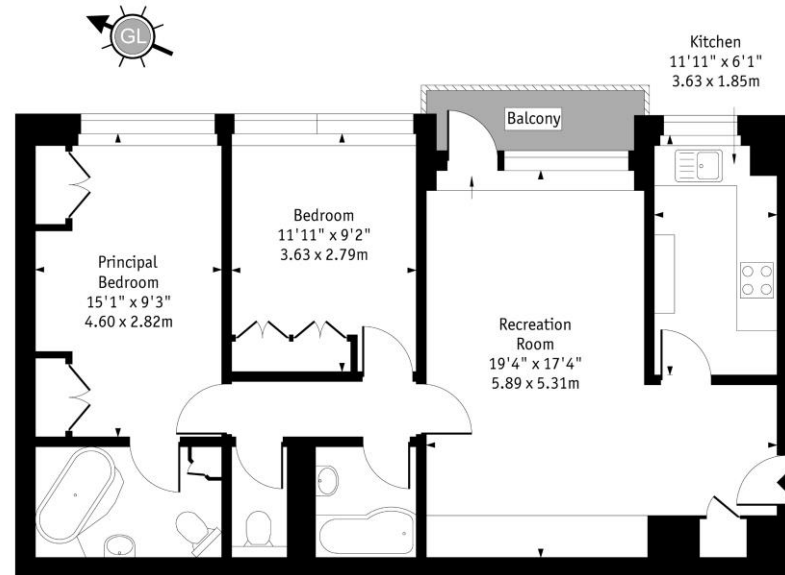
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Hillcrest,
Ladbroke Grove, W11



Fourth Floor

Approx Gross Internal Area 745 Sq Ft - 69.21 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.
www.goldlens.co.uk
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