



Ladbroke Grove  
Notting Hill, W11

CHESTERTONS









A stunning one bedroom apartment located on the first floor of this impressive Victorian villa. Situated on the corner of Ladbroke Grove and Blenheim Crescent, moments from the shops and eateries of Kensington Park Road and Portobello Road.

The apartment offers exceptional high ceilings and period cornicing, a generous reception room with stunning feature fireplace, kitchen and a master bedroom and copious storage.

Centrally located for the delights of Notting Hill, the famous market and to transport links to access central London. 0.2 miles from Ladbroke Grove tube station and 0.6 miles from Holland Park tube station.

- One Bedroom
- Period Features
- Moments from Kensington Park Road and Portobello market

**£3,683.33 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	69	80
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Minimum Term:** 12 months  
**Deposit Required:** Five weeks  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** E  
**EPC Rating:** C  
**Furnished**

*Chestertons Notting Hill Lettings*

30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

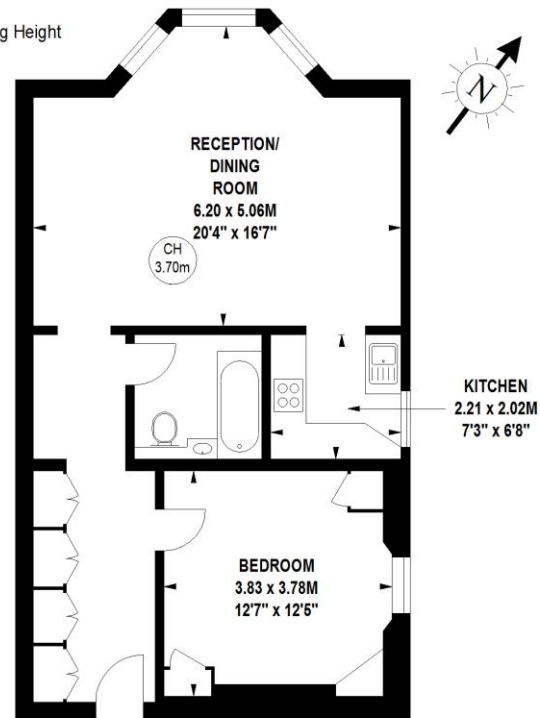
nottinghill@chestertons.co.uk  
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# Ladbroke Grove, W11

Approximate gross internal area

64.82 sq m / 698 sq ft

Key :  
CH - Ceiling Height



## First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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