



Ladbroke Grove  
Notting Hill, W11

CHESTERTONS









This stunning two-bedroom flat in the heart of Notting Hill boasts far-reaching views and an impressive decked roof terrace, ideal for entertaining and relaxing, complete with convenient electric points.

The property features two equally sized double bedrooms at the rear of the building, a bright west-facing open-plan kitchen and living room with ample space for dining, and a sleek modern bathroom. Wooden floors throughout enhance the stylish and well-laid-out design.

Perfectly positioned on Ladbroke Grove, just 150 meters from Ladbroke Grove tube station, the flat is surrounded by an array of shops, restaurants, and charming cafés. It is also just 0.2 miles from the vibrant Kensington Park Road and Portobello Road, offering the best of Notting Hill's renowned lifestyle.

- Stunning two-bedroom flat in the heart of Notting Hill
- West-facing open-plan living space with ample natural light
- Impressive decked roof terrace with far-reaching views and electric points

### £2,750 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](https://chestertons.co.uk/property-to-rent/applicable-fees)

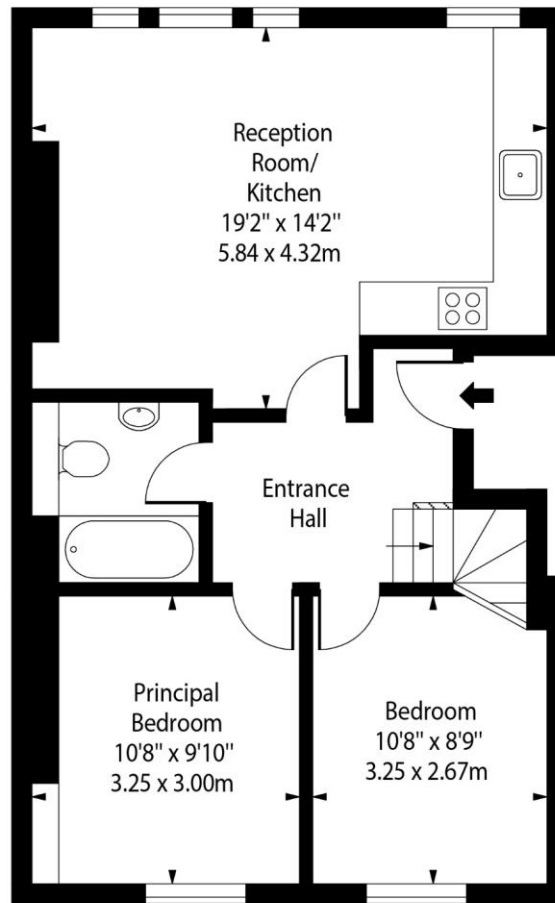
Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 <b>A</b>		
81-90 <b>B</b>		
69-81 <b>C</b>		
55-69 <b>D</b>		
49-55 <b>E</b>		
41-49 <b>F</b>		
35-41 <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Minimum Term:** 12 months  
**Deposit Required:** £3,173.08  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** D  
**EPC Rating:** D

### Chestertons Notting Hill Lettings

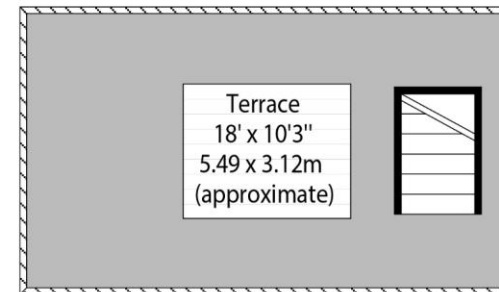
30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

[nottinghilllettingsusers@chestertons.co.uk](mailto:nottinghilllettingsusers@chestertons.co.uk)  
 02030408588



Third Floor

Ladbroke Grove, W11



Fourth Floor

Approx Gross Internal Area 600 Sq Ft - 55.74 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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