



Ledbury Road
London, W11

Asking Price £1,795,000

CHESTERTONS





This exceptional maisonette has been meticulously refurbished throughout, showcasing impeccable craftsmanship and premium finishes at every turn.

Entered on the first floor, the property unfolds via an elegant staircase to a bright and welcoming landing. The second floor is home to two generously proportioned ensuite bedrooms, including a magnificent principal suite complete with a walk-in wardrobe.

Occupying the top floor is a spectacular open-plan reception, dining, and kitchen space, bathed in natural light and beautifully finished with herringbone-engineered wood flooring. Designed for both relaxed living and sophisticated entertaining, this impressive space seamlessly leads to the home's crowning feature, a truly outstanding roof terrace with far-reaching views across the surrounding rooftops. Whether hosting sunset drinks or enjoying a peaceful morning coffee, this remarkable terrace provides an exceptional setting for rooftop living.

Ledbury Road is one of Notting Hill's most prestigious and desirable addresses, stretching north from Westbourne Grove. Just moments from your doorstep is the vibrant heart of Notting Hill, renowned for its elegant boutiques, artisan cafés, acclaimed restaurants, and stylish delis, offering the very best of London living.

- Meticulously refurbished maisonette with premium finishes throughout
- Two generous ensuite bedrooms including a principal suite with walk-in wardrobe
- Light-filled open-plan reception, dining and kitchen with herringbone-engineered wood flooring
- Exceptional roof terrace with far-reaching rooftop views, ideal for entertaining and outdoor living
- Positioned on prestigious Ledbury Road, one of Notting Hill's most sought-after addresses
- Moments from Westbourne Grove's renowned boutiques, artisan cafés, acclaimed restaurants and stylish delis

Tenure: Leasehold 999 Years

Service Charge: £1,200

Ground Rent: No Ground Rent

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: E

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

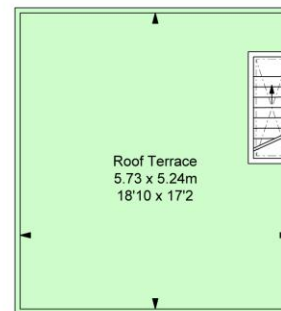
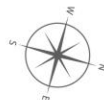
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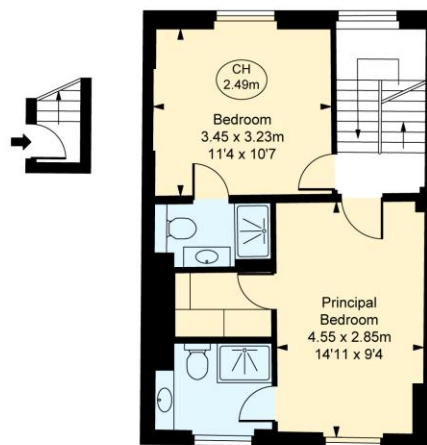
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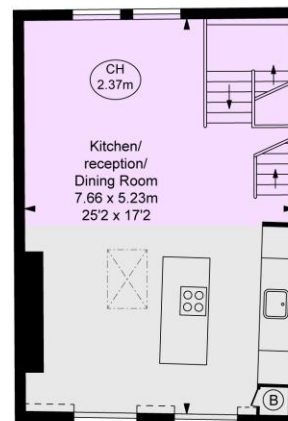
Ledbury Road, W11
 Approximate Gross Internal Area
82.17 sq m / 884 sq ft
 (Including restricted height
 under 1.5m (— — — —))
 (CH = Ceiling Heights)



Fourth Floor



First Floor Entrance
 Approximate Gross Internal Area
 1.19 sq m / 13 sq ft



Third Floor
 Approximate Gross Internal Area
 39.69 sq m / 427 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.
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