



Ladbroke Crescent
London, W11

Asking Price £700,000

CHESTERTONS





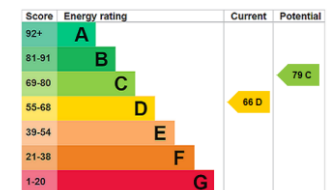
Situated in the heart of vibrant Notting Hill and within The Royal Borough of Kensington and Chelsea, this charming first-floor flat forms part of an attractive period conversion, combining good layout and great volume thanks to its high ceilings.

The property boasts two well-proportioned bedrooms, reception room, separate kitchen and family bathroom.

Ladbroke Crescent enjoys an enviable location, moments from the very best of Notting Hill. Ladbroke Grove Underground Station, served by the Circle and Hammersmith & City lines, is within easy reach, offering excellent transport connections. The area is renowned for its eclectic mix of fashionable boutiques, cafés and restaurants along Westbourne Grove, while the world-famous Portobello Road, with its celebrated market and distinctive village atmosphere, is also close by.

Combining attractive period features, well-balanced accommodation and a sought-after West London location, this property presents an appealing opportunity to enjoy the very best of Notting Hill living.

- Charming first-floor flat in an attractive period conversion
- Prime Notting Hill location within the Royal Borough of Kensington and Chelsea
- Two well-proportioned bedrooms
- Spacious reception room, separate kitchen and family bathroom
- High ceilings offering a wonderful sense of space and volume
- Moments from Ladbroke Grove Underground, fashionable Westbourne Grove and world-famous Portobello Road



Tenure: Leasehold – 150 Years from 1 January 2013 plus Share of Freehold

Service Charge: Ad Hoc – current year £400 approx.

Ground Rent: No Ground Rent

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax Band: D

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

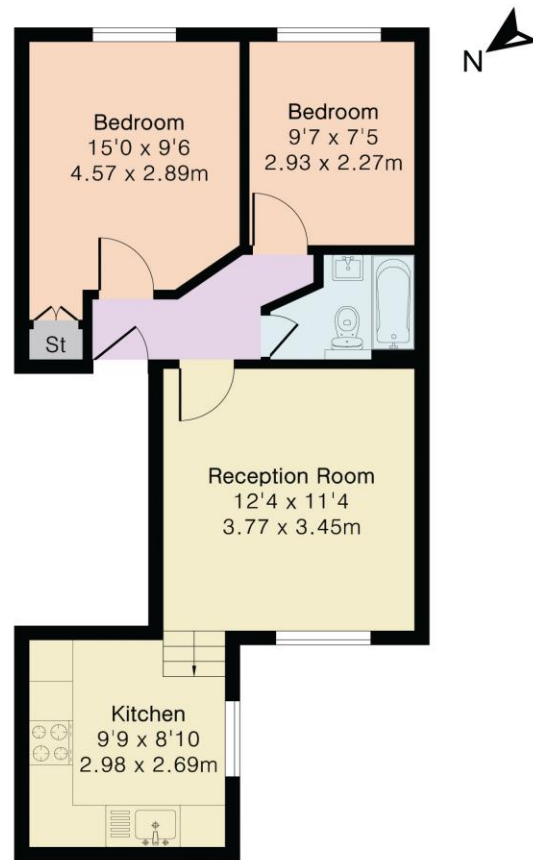
London

W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585

Approximate Gross Internal Area 493 sq ft - 46 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is
100% recyclable