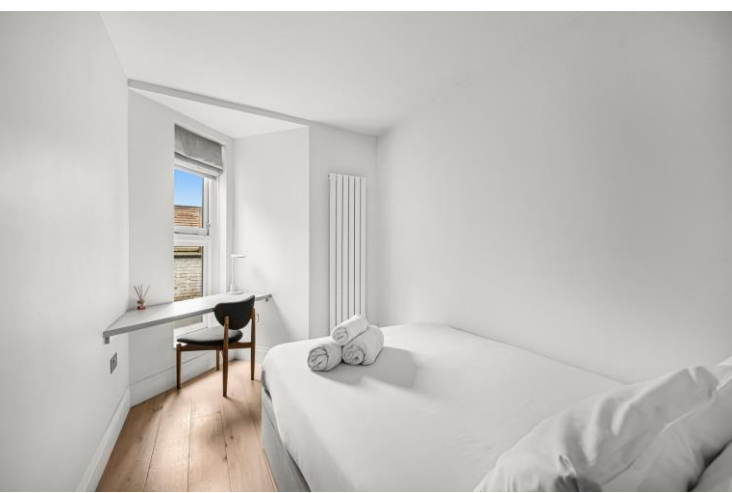




Ledbury Road
London, W11

CHESTERTONS





A beautifully refurbished two double bedroom garden apartment offering stylish lateral living and excellent outdoor space. The property features a modern separate kitchen, two contemporary bathrooms and built-in wardrobes, complemented by a generous reception room with ample space for dining. Large doors open directly onto a private west facing garden, benefiting from a rear private entrance, ideal for both entertaining and everyday living.

Ideally positioned just off Westbourne Grove, the apartment is perfectly placed for the area's mix of fashionable boutiques, cafés and restaurants, making this an outstanding Notting Hill home.

Ledbury Road runs through the heart of Notting Hill and is 0.5 miles for Notting Hill Gate underground station.

- Two double bedrooms with built in wardrobes
- High specification separate kitchen
- Bright reception room with dining space
- Private west facing garden with rear access
- Prime Notting Hill location moments from Westbourne Grove

Asking Price £1,350,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold – Expiring 30/01/2119

Service Charge: Approx. £3162

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: E

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

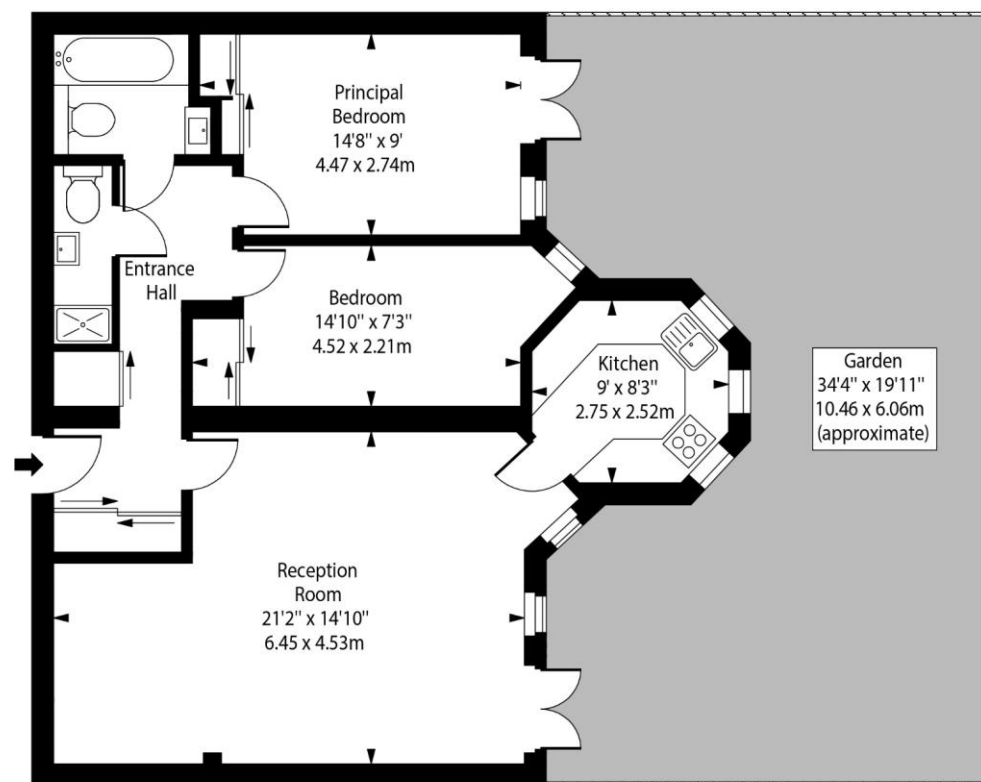
W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585

○ - Ceiling Height

Ledbury Road, W11



Ground Floor

Approx Gross Internal Area 776 Sq Ft - 72.09 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

Ref. No. 030093J

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 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

