



Ledbury Road
London, W11

Asking Price £1,100,000

CHESTERTONS





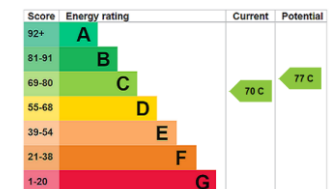
A two-bedroom, two-bathroom split level apartment set within an elegant period building on prestigious Ledbury Road, one of Notting Hill's most sought-after addresses.

Extending to approximately 946 sq. ft, the property offers well balanced accommodation across the raised and lower ground floors, together with a private garden and the advantage of an addition entrance on the lower ground floor.

The raised ground floor is dedicated to a generous main bedroom and bathroom, creating a tranquil and private bedroom suite. The is also the benefit of additional storage above the bedroom. The lower ground floor forms the heart of the home, featuring a spacious reception and dining room with wooden flooring, a feature fireplace and excellent natural light. A separate kitchen looks out onto the private garden, providing a seamless extension of the living space and an ideal setting for outdoor dining and entertaining. The second double bedroom and a further bathroom are also located on this level as well a convenient utility room.

Perfectly positioned moments from the boutiques, cafés and renowned restaurants of Westbourne Grove and Ledbury Road, with Portobello Road and Notting Hill Gate nearby, this is an exceptional home in the heart of prime Notting Hill.

- Two double bedrooms and two bathrooms
- Spacious reception / dining room with feature fireplace
- Private garden accessed directly from the living room
- Separate lower ground floor entrance offering added flexibility
- Prime Notting Hill location close to Westbourne Grove and Portobello Road



Tenure: Share of Freehold of 999 years from 21 January 1978

Service Charge: 36% of any costs relating to the building (repairs, renovations,

Ground Rent: £0

Local Authority: City Of Westminster

Council Tax Band: D

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

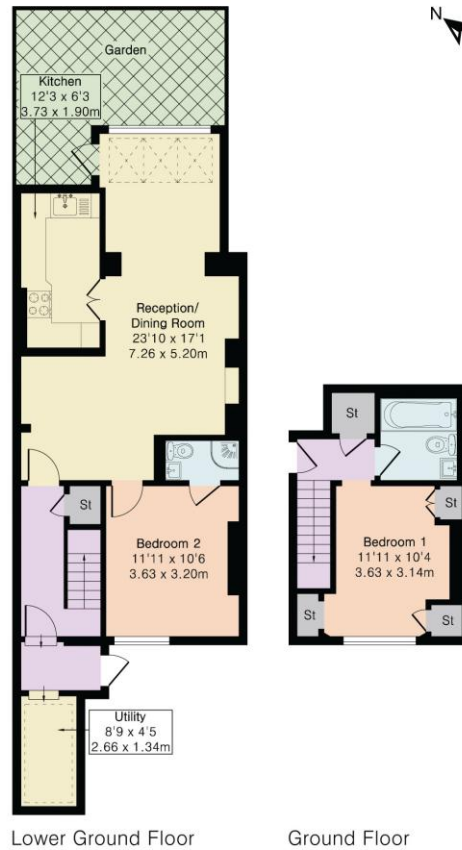
London

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Approximate Gross Internal Area 946 sq ft - 88 sq m
 Lower Ground Floor Area 705 sq ft - 66 sq m
 Ground Floor Area 241 sq ft - 22 sq m



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.



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