



Ledbury Road | Notting Hill | London | W11

Asking Price - £2,250 Per month



A beautifully presented one bedroom apartment situated on the sought after Ledbury Road in the heart of Notting Hill.

Positioned within an attractive period building, this charming property offers a spacious layout comprising a generous reception room, a well proportioned double bedroom and a modern bathroom. The standout feature of the property is the impressive reception room, boasting high ceilings, elegant period detailing and an abundance of natural light, creating a bright and inviting living space ideal for both relaxing and entertaining.

Ledbury Road is one of Notting Hill's most desirable residential streets, moments from the boutiques, cafés and restaurants of Westbourne Grove and Portobello Road. Excellent transport links are nearby at Notting Hill Gate (Central, Circle and District lines), as well as Westbourne Park and Ladbroke Grove (Hammersmith & City line), providing easy access across London.

- Large one bedroom flat
- Modern bathroom design
- Charming period features
- Easy access to transport links
- Spacious reception room
- Well proportioned double bedroom
- Ideal for single professionals and couples
- Close to local amenities

Local Authority: Kensington And Chelsea

Council Tax Band: D

EPC: D

Tenancy Length: Long Term

£519 Per Week | £2,250 Per Month

Deposit: £2,596

Furnished

Available Now





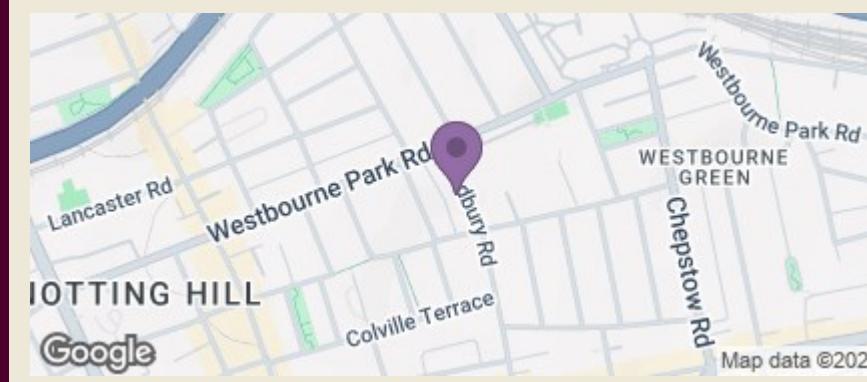


LEDBURY ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 489 SQ FT - 45.47 SQ M

GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 59 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

24 Bristol Gardens, London W9 2JQ
 hello@draperlondon.com
 T: 0203 143 1900