



Ledbury Road
Notting Hill, W11

CHESTERTONS





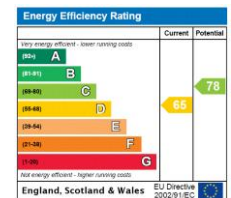
Situated on one of Notting Hill's most sought after addresses, just moments from the boutiques, cafés and restaurants of Westbourne Grove, this exceptional two bedroom upper maisonette offers beautifully designed interiors and far reaching views across the rooftops of W11.

Bathed in natural light throughout, the property well presented, combining contemporary design with practical living. The impressive open plan kitchen features a striking Corian island and Gaggenau appliances, creating an ideal space for both entertaining and everyday living. A generous reception room provides a welcoming retreat, centred around a sleek bioethanol fireplace. Both double bedrooms are well proportioned, complemented by excellent built in storage and stylishly appointed bathroom. The property further benefits from direct access to an un-demised roof terrace, enjoying spectacular rooftop vistas across prime Notting Hill.

Ledbury Road is widely regarded as one of Notting Hill's premier residential streets, perfectly positioned within easy reach of Westbourne Grove's renowned lifestyle offering, including favourites such as Wild by Tart, Daylesford Organic and Granger & Co. Notting Hill Gate Underground Station (Central, Circle and District lines) is approximately 0.4 miles away, providing excellent connectivity across London.

- One of the best locations in Notting Hill.
- Two double bedrooms.
- Wonderful light.
- Amazing kitchen and reception.
- Un-demised flat roof with far reaching views.

Asking Price £1,395,000



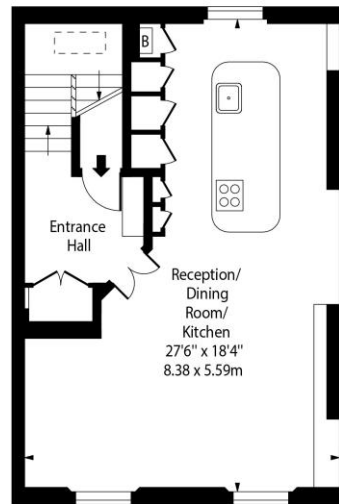
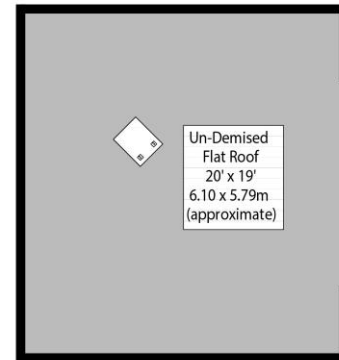
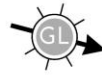
Tenure: Leasehold 108 years
Service Charge: Approx: £1000
Ground Rent: £200
Local Authority: Kensington and Chelsea
Council Tax Band: D

Chestertons Notting Hill Sales

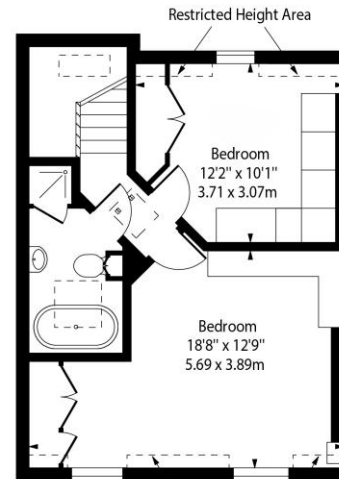
30 Ledbury Road
 Notting Hill
 London
 W11 2AB

nottinghill@chestertons.co.uk
 0203 040 8585

Ledbury Road,
Notting Hill, W11



Second Floor



Third Floor

Approx Gross Internal Area 924 Sq Ft - 85.84 Sq M
Approx. Floor Area Including Restricted Heights 940 Sq Ft - 87.33 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
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