Knight Frank



LADBROKE ROAD

Notting Hill W11



BRIGHT PERIOD APARTMENT

A beautifully bright apartment in a handsome period building, ideally positioned on one of Notting Hill's most desirable addresses.

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Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax band: E

Tenure: Share of Freehold

Ground rent: N/A

Service charge: £669 per annum including building insurance, reviewed every year, next review due 2027

Guide Price : £675,000



ELEGANT LIVING SPACE

Situated on the second floor of an attractive period building on Ladbroke Road, this charming apartment offers an abundance of natural light and well balanced accommodation throughout. The south facing reception room is a particular highlight, featuring wooden flooring and an elegant fireplace that creates a warm and inviting living space.



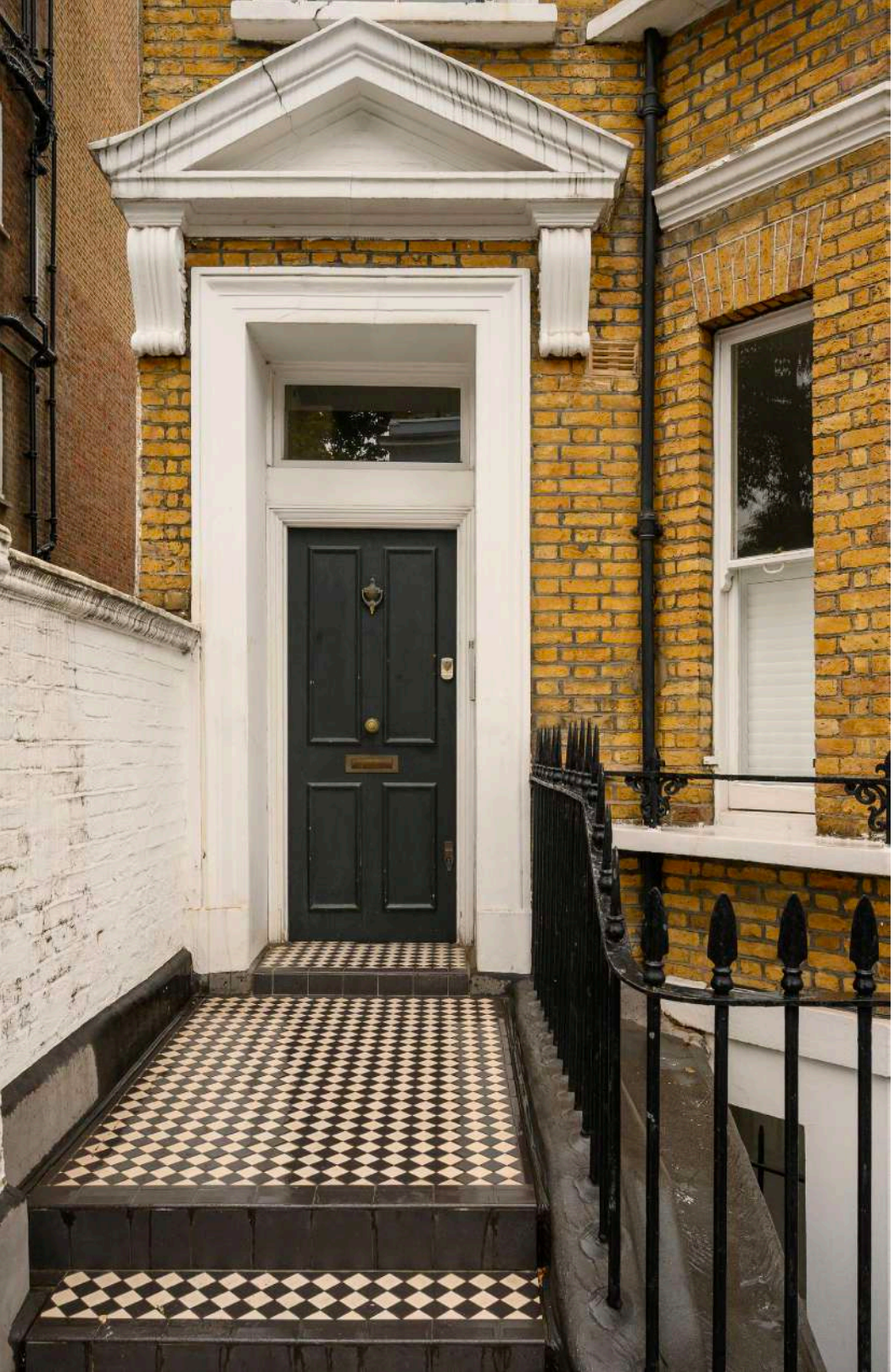


SPACIOUS PRINCIPAL SUITE

The property comprises a generous double bedroom with a contemporary en suite bathroom, a separate kitchen, and a versatile additional room positioned on the half landing. Ideal as a home office, study or additional storage space, this feature enhances both the practicality and flexibility of the apartment. Presented in excellent condition throughout, the apartment combines attractive period character with modern convenience, making it an ideal London residence. Its bright interiors and highly sought after location further add to its appeal.







NOTTING HILL LIFESTYLE

Ladbroke Road is one of Notting Hill's most prestigious residential addresses, perfectly positioned for the exceptional amenities of Westbourne Grove, Portobello Road and Notting Hill Gate. Renowned for its vibrant atmosphere, fashionable boutiques, acclaimed restaurants and charming cafés, the area remains one of London's most desirable neighbourhoods.

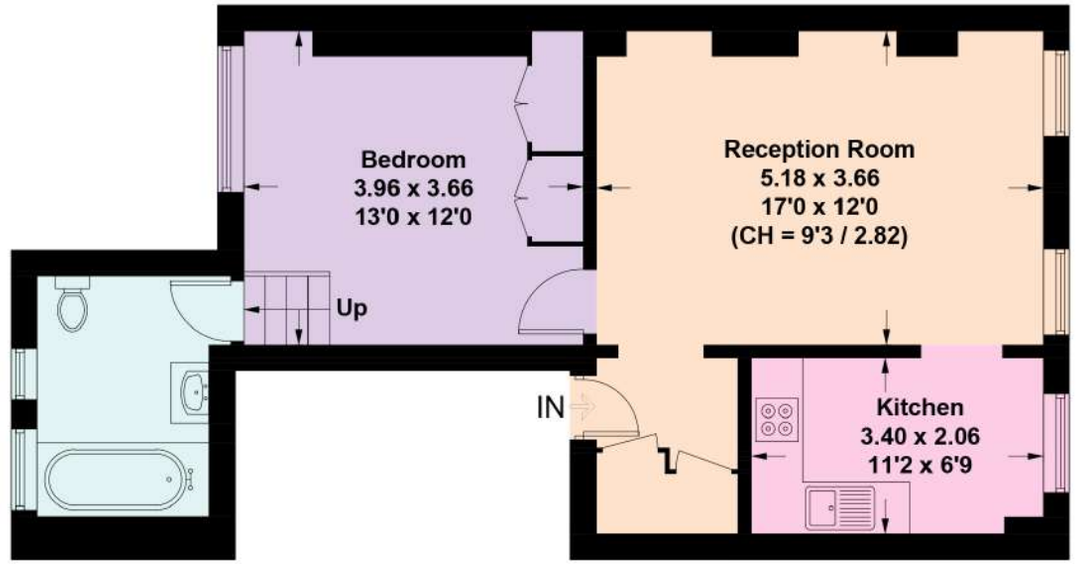
Excellent transport links are available from Notting Hill Gate Underground Station, providing access to the Central, Circle and District lines, while the green open spaces of Kensington Gardens and Hyde Park are within easy reach. The result is an enviable combination of connectivity, lifestyle and classic Notting Hill charm.

*The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.

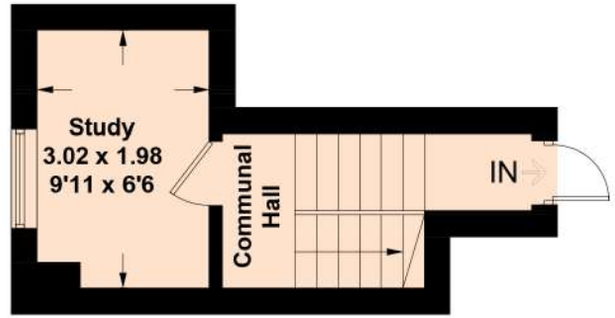


Ladbroke Road, W11

Approximate Gross Internal Area = 57.6 sq m / 620 sq ft
(Excluding Communal Hall)
Including Limited Use Area (0.2 sq m / 2 sq ft)



Second Floor



First Floor Half Landing

Approximate Gross Internal Area = 57.6sq m / 620 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

Jack Thomas
02039109732
Jack.Thomas@knightfrank.com

Knight Frank Notting Hill
294 Westbourne Grove
London W11 2PS

knightfrank.co.uk

Your partners in property

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