






# LADBROKE WALK

Notting Hill W11



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Tucked away on peaceful Ladbroke Walk, one of Notting Hill's most desirable addresses, this charming two-bedroom, end of terrace mews house is secluded and offers exciting potential.

   EPC  
2 2 1 D

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Freehold

Guide Price: £1,950,000



## A BRIGHT AND SPACIOUS HOME WITH IMMENSE POTENTIAL

The ground floor provides a double bedroom, shower room and integral garage. The entire first floor is devoted to a bright south-facing reception and dining room with adjoining kitchen – a wonderfully proportioned space, flooded with natural light.

Above, the principal bedroom spans the top floor with generous ceiling height, built in storage and its own bathroom.

This property offers scope to create a contemporary home behind a classic mews façade. A rare chance to acquire a lateral house with parking in the heart of W11.

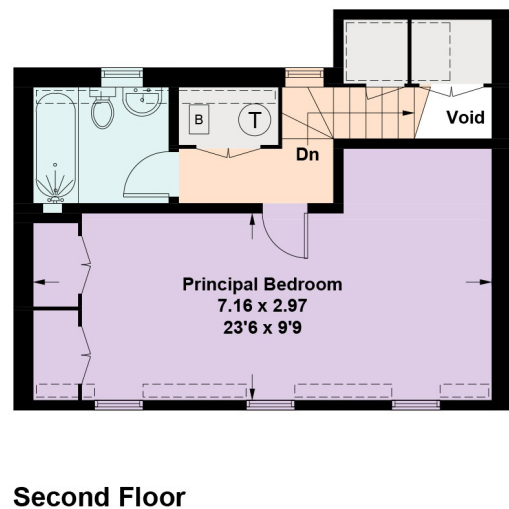
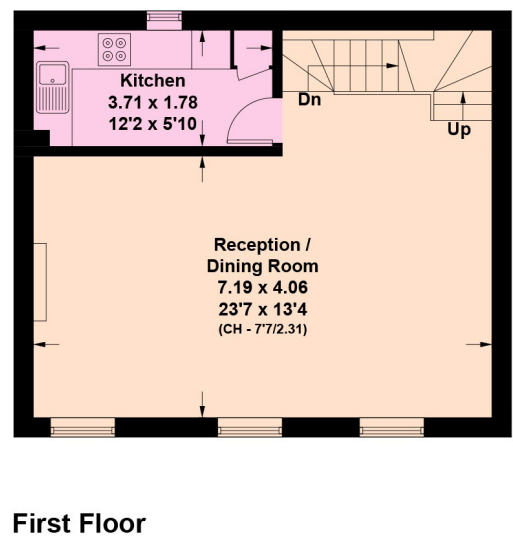
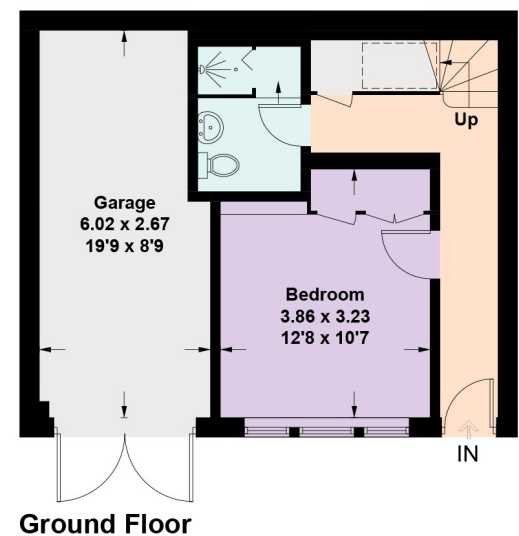
The house is perfectly located for all local amenities, including the vibrant Portobello Road market and Westbourne Grove with its boutiques and cafes.



# Ladbroke Walk, W11



[Dashed box] = Reduced head height below 1.5m



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Approximate Gross Internal Area (incl. Garage) = 120 sq m / 1,295 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)

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