






LADBROKE GROVE

London W11



LADBROKE GROVE

A beautifully designed ground floor apartment centred around a private courtyard, offering a rare sense of tranquillity in the heart of Notting Hill.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Share of Freehold with 993 years remaining

Service charge: £3,000 per annum, reviewed every year, next review due 2027

Guide Price: £1,300,000



CHARACTERFUL, LIGHT-FILLED ELEGANT APARTMENT

This thoughtfully arranged two bedroom apartment is defined by its relationship with a charming private courtyard, with every principal room overlooking this peaceful outdoor space. The reception room is bathed in natural light, with floor to ceiling French doors opening directly onto the courtyard, creating an effortless flow between inside and out, ideal for al fresco living. A sense of character runs throughout, with sloped ceilings, exposed beams and wooden flooring adding warmth and texture. The kitchen combines classic and contemporary elements, featuring shaker style cabinetry and a glazed roof, further enhancing the connection to the outdoor space. The principal bedroom suite retains elegant period proportions, complete with high ceilings, built in storage and an en suite bathroom, while the second bedroom offers flexibility as a guest room or study.

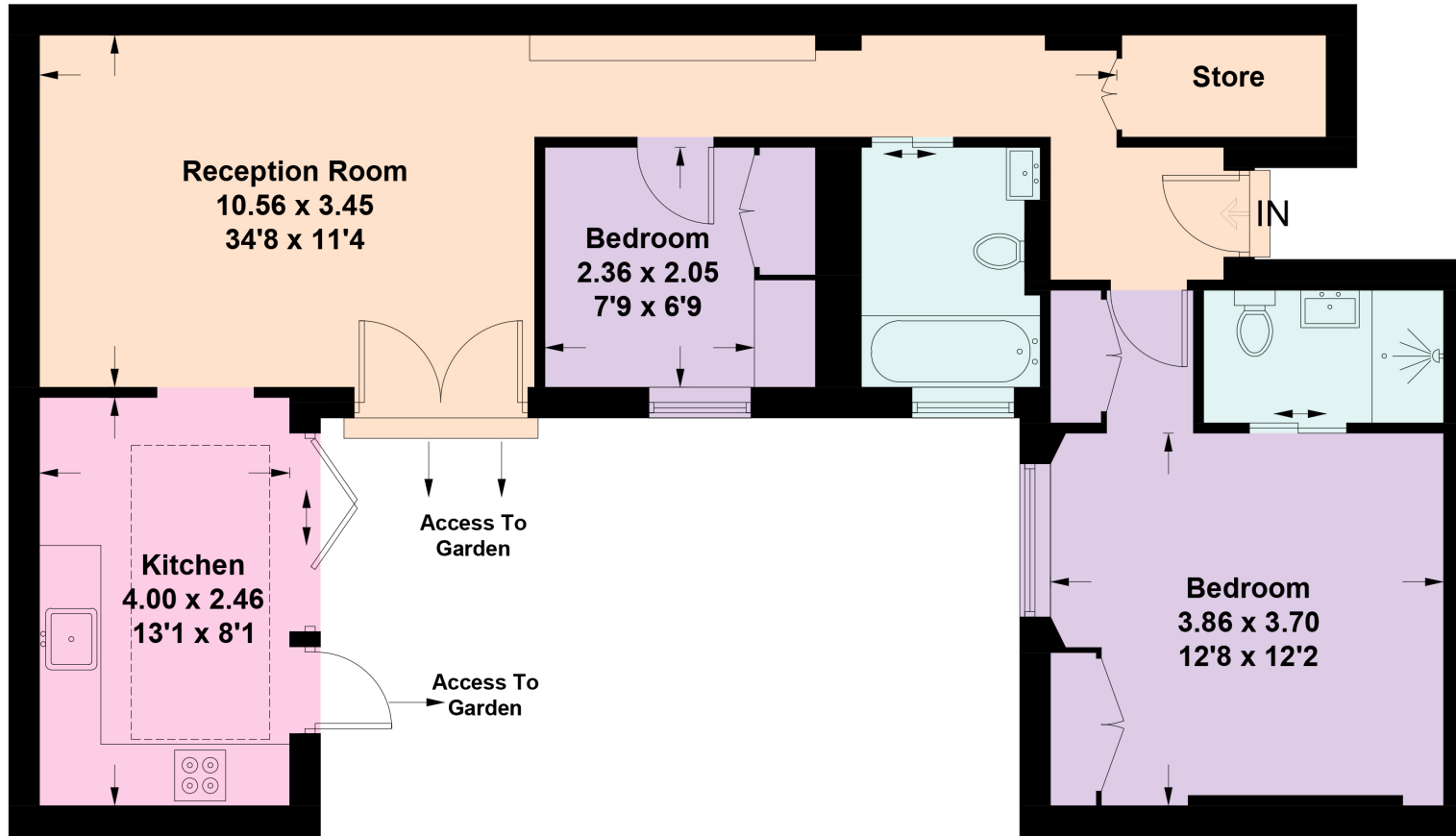






Ladbroke Grove, W11

Approximate Gross Internal Area = 69.4 sq m / 747.4 sq ft



Ground Floor



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. (ID1305811)

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We would be delighted
to tell you more.

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