

FLAT 12, 107 LADBROKE ROAD, LONDON, W11 3PP  
£3,250 PER MONTH  
COUNCIL TAX BAND: F

TRISPENS



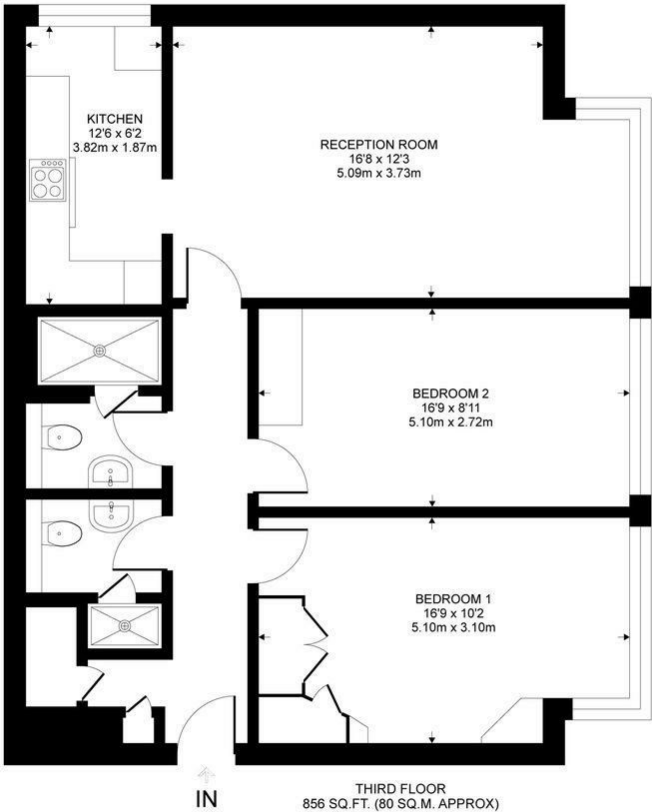
ON THE CHARMING LADBROKE ROAD IN HOLLAND PARK, THIS DELIGHTFUL HOUSE OFFERS A PERFECT BLEND OF COMFORT AND STYLE. SPANNING AN IMPRESSIVE 872 SQUARE FEET, THE PROPERTY FEATURES TWO WELL-PROPORTIONED BEDROOMS, MAKING IT AN IDEAL CHOICE FOR SMALL FAMILIES, COUPLES, OR PROFESSIONALS SEEKING A SERENE RETREAT IN THE HEART OF THE CITY.

UPON ENTERING, YOU ARE WELCOMED INTO A SPACIOUS RECEPTION ROOM THAT EXUDES WARMTH AND CHARACTER, PROVIDING AN INVITING SPACE FOR RELAXATION OR ENTERTAINING GUESTS. THE LAYOUT IS THOUGHTFULLY DESIGNED, ENSURING A SEAMLESS FLOW THROUGHOUT THE HOME.

THE PROPERTY BOASTS TWO MODERN BATHROOMS, WHICH ADD TO THE CONVENIENCE AND APPEAL, ALLOWING FOR A COMFORTABLE LIVING EXPERIENCE. EACH BEDROOM IS DESIGNED TO BE A PEACEFUL SANCTUARY, OFFERING AMPLE SPACE AND NATURAL LIGHT, PERFECT FOR UNWINDING AFTER A BUSY DAY.

LADBROKE ROAD IS KNOWN FOR ITS VIBRANT COMMUNITY AND EXCELLENT LOCAL AMENITIES, INCLUDING SHOPS, CAFES, AND PARKS, ALL WITHIN EASY REACH. THE AREA IS WELL-CONNECTED TO PUBLIC TRANSPORT, MAKING COMMUTING TO CENTRAL LONDON A BREEZE.

Ladbroke Road, W11



TOTAL APPROX. FLOOR AREA 856 SQ.FT. (80 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |    | Current                    | Potential                                                                             |
|---------------------------------------------|----|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |    |                            |                                                                                       |
| (92 plus) A                                 | 77 |                            |                                                                                       |
| (81-91) B                                   |    |                            |                                                                                       |
| (69-80) C                                   |    |                            |                                                                                       |
| (55-68) D                                   |    |                            |                                                                                       |
| (39-54) E                                   |    |                            |                                                                                       |
| (21-38) F                                   |    |                            |                                                                                       |
| (1-20) G                                    |    |                            |                                                                                       |
| Not energy efficient - higher running costs |    |                            |                                                                                       |
| England & Wales                             |    | EU Directive<br>2002/91/EC |  |