



LADBROKE GARDENS

Notting Hill W11



LUXURY VICTORIAN DUPLEX WITH GARDEN ACCESS

A fantastic, south facing duplex apartment facing south over communal gardens in Notting Hill.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: E

Tenure: Leasehold, approximately 152 years remaining

Ground rent: £34 per annum, revised every year, next review date 2026

Service charge: £3,527 per annum, reviewed every year, next review due 2026

Guide Price: £3,295,000



A SEAMLESS BLEND OF HERITAGE & CONTEMPORARY

This exceptional three-bedroom Victorian duplex apartment, set across the ground and lower ground floors of this exceptional period building combines classic charm with modern luxury, offering an enviable living experience in the heart of Notting Hill. Located on the prestigious Ladbroke Gardens, the property is bathed in natural light and boasts an impressive sense of space and volume.

Having undergone a meticulous refurbishment to the highest specification, the apartment presents a seamless blend of heritage character and contemporary style. The expansive open-plan living area on the raised ground floor is flooded with natural light, courtesy of large windows and high ceilings that enhance the sense of space. A bespoke kitchen flows effortlessly into the reception area, creating the perfect setting for both relaxed living and entertaining.









A PEACEFUL SANCTUARY WITH HIGH-END FINISHES

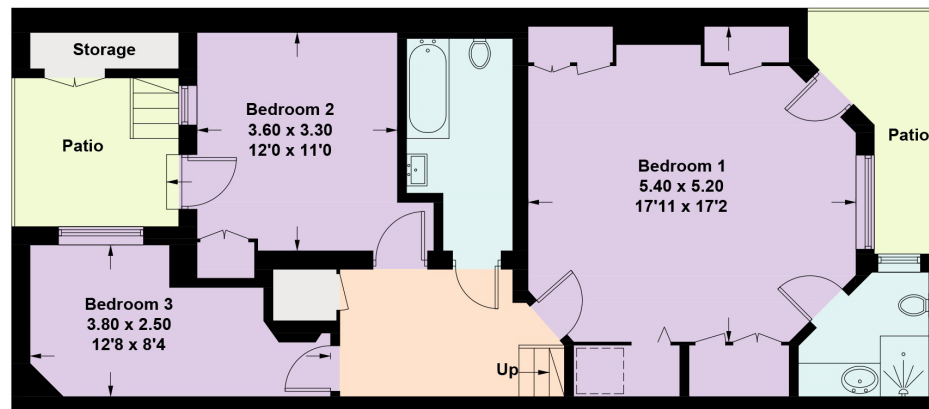
The lower ground floor houses three well-proportioned bedrooms, each offering a peaceful sanctuary. The master suite is a standout, featuring elegant finishes, a luxurious en-suite shower room, and direct access to the communal garden. The two additional bedrooms provide ample room for guests or family, with one offering direct access to a second private terrace.

The property benefits from direct access to the beautifully maintained communal gardens of Ladbroke Gardens, providing a tranquil escape right on your doorstep. With a high-end refurbishment that combines sophisticated design with careful attention to detail, this apartment is the epitome of modern living in one of London's most sought-after locations.

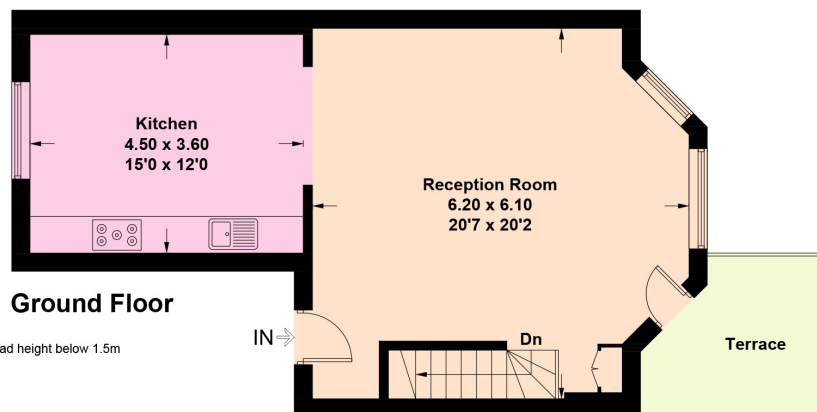




Ladbroke Gardens, W11



Lower Ground Floor



Ground Floor

 = Reduced head height below 1.5m



Approximate Gross Internal Area = 132.42 sq m / 1,425 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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