

LADBROKE GROVE

LADBROKE GROVE, W10 6HF

£500,000
LEASEHOLD

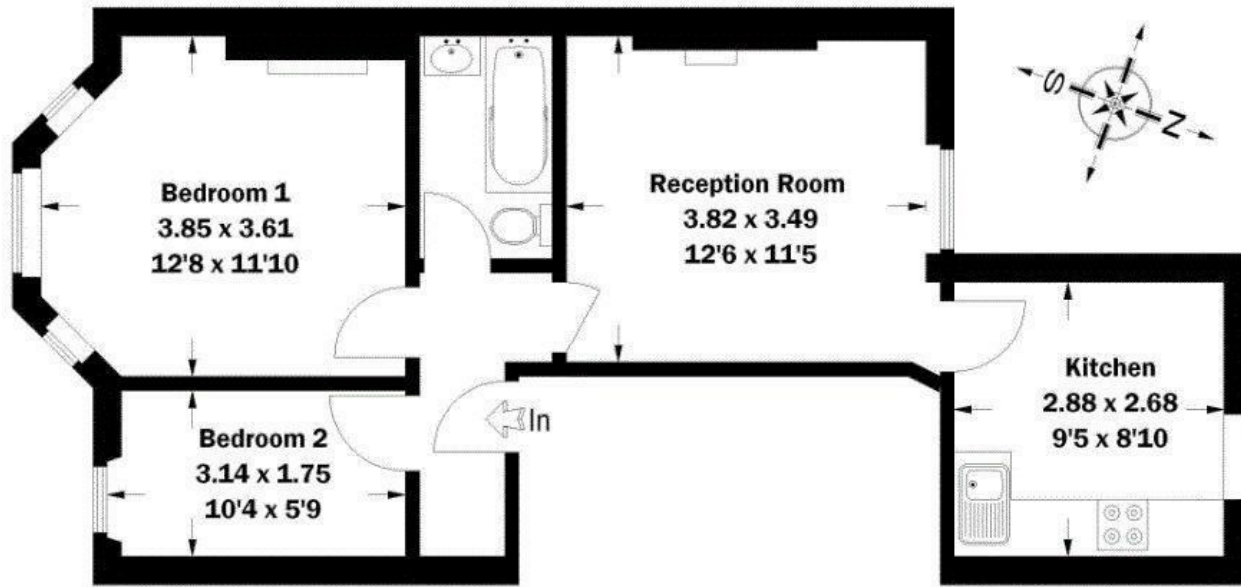
Guide Price £500,000-£550,000: set in the vibrant area of Ladbroke Grove, this charming first-floor flat is a two bedroom apartment set within a lovely period building.

This is one of Kensington and Chelsea's trendiest locales; moments away from the world famous Portobello market and the property features two bedrooms, providing space for relaxation and rest. The inviting reception room serves as a perfect gathering space, enhanced by the high ceilings and large windows that flood the area with natural light, creating a warm and welcoming atmosphere.

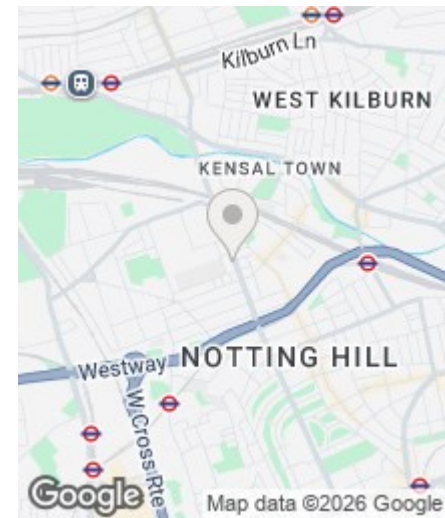
Housed within a period building, the flat boasts lovely architectural details that reflect the character and history of the neighbourhood. This unique charm is complemented by the contemporary comforts that make it an ideal home for those seeking both style and functionality.

SANDERSONS
LONDON

Approximate Gross Internal Area :- 48 sq m / 517 sq ft



First Floor



Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

EPC Rating: Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

108 Holland Park Avenue
 London
 W11 4UA

020 7602 6725
 james@sandersonslondon.co.uk
 sandersonslondon.co.uk

