



## Ledbury Road | London | W11

Asking price £1,395,000 | Leasehold

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**ADN**  
RESIDENTIAL

Set on one of the most sought-after streets in Notting Hill, just moments from the vibrant Westbourne Grove, W11, this beautifully presented two-bedroom upper maisonette offers exceptional natural light and charming rooftop views across prime Notting Hill.

Extending to approximately 940 sq ft, the property benefits from a long lease with around 110 years remaining. The interiors are finished in a light, neutral palette, complemented by high-spec fittings and excellent additional storage throughout.

The contemporary kitchen features a striking off-white Corian island and premium Gaggenau appliances, perfect for relaxed weekend brunches. The spacious reception room provides a warm and inviting atmosphere, complete with a sleek biofuel fireplace.

A standout feature is the un-demised flat roof, accessed directly from the apartment, offering far-reaching views.

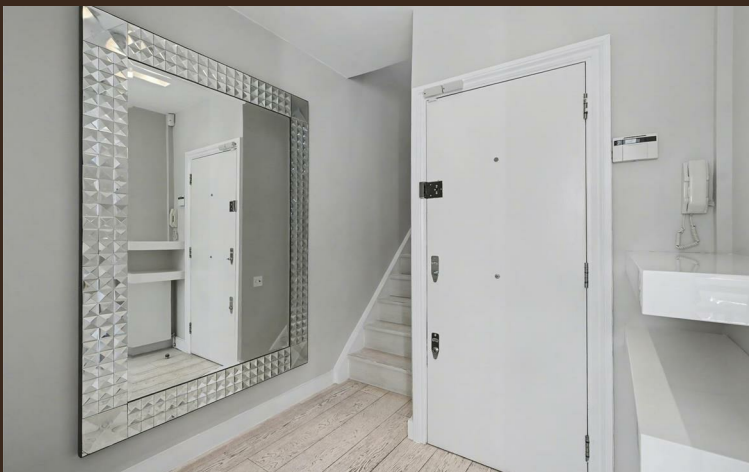
Ideally located on the desirable Ledbury Road, the property is just 0.1 miles from Westbourne Grove, known for its array of popular cafés, boutiques, and restaurants, including Wild, Daylesford, and Granger & Co. Notting Hill Gate station is also within 0.4 miles, providing easy access to the Circle, District, and Central lines.

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- Two Double Bedrooms
  - High Specification Kitchen
  - Fabulous Natural Light
  - Un-Demised Flat Roof
  - Spacious Reception Room
  - Family Bathroom
  - Prime Location
  - Permit Parking
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Council Tax Band: D  
EPC: D

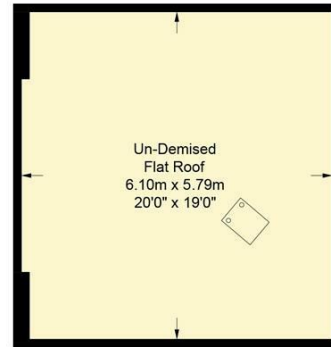
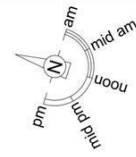




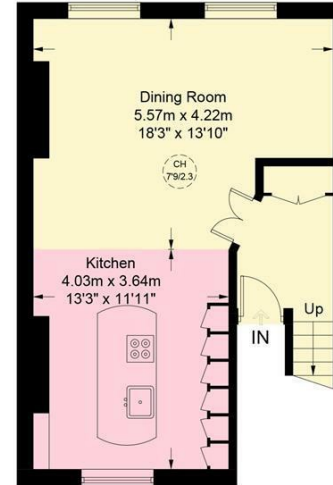


Ledbury Road, W11

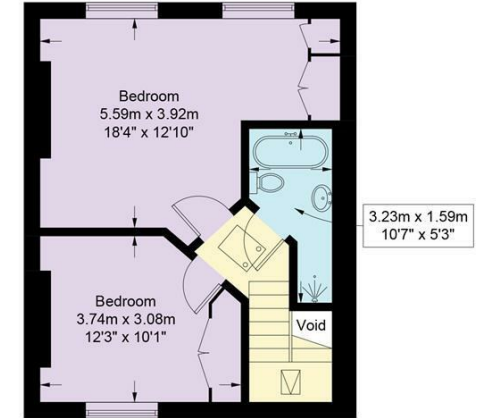
Approximate Gross Internal Area = 940 sq ft / 87.33 sq m



First Floor



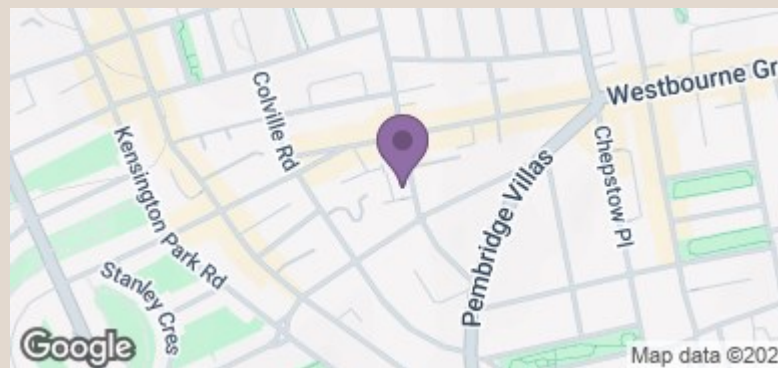
Second Floor



Third Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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