



LADBROKE ROAD

LONDON, ROYAL BOROUGH OF KENSINGTON AND CHELSEA, W11 3PX

£1,350,000
SHARE OF FREEHOLD

A two bedroom garden apartment in excess of 1000 square feet, ideally situated in this prime Holland Park location. The property is tastefully decorated throughout, featuring elegant wooden flooring, generous storage, and a spacious private garden, perfect for summer entertaining and outdoor relaxation.

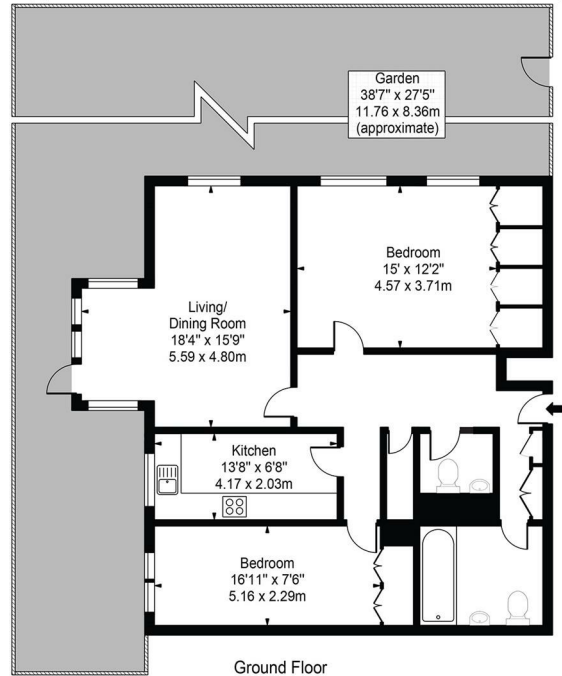
The accommodation comprises two well-proportioned bedrooms with built-in wardrobes, a contemporary family bathroom, a separate modern WC, and a well-equipped kitchen.

Cranleigh is a highly regarded purpose-built block positioned on the corner of Clarendon Road and Ladbroke Road. The apartment is conveniently located for the excellent amenities of Holland Park Avenue, as well as Holland Park Underground Station, offering superb transport links.

SANDERSONS
LONDON

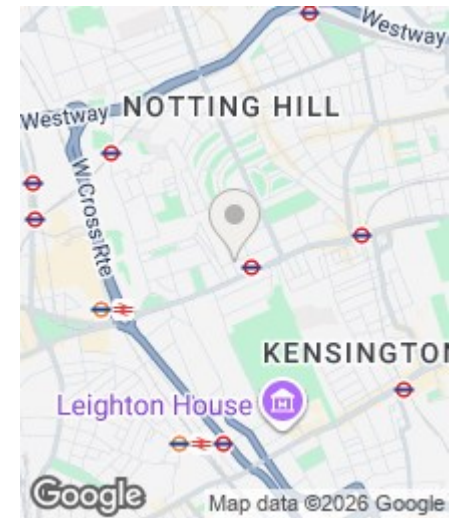
Ladbroke Grove, W11

Approx. Gross Internal Area 1008 Sq Ft - 93.65 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 2002/91/EC 	

EPC Rating: Council Tax Band: G

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
romana@sandersonslondon.co.uk
sandersonslondon.co.uk

SANDERSONS
LONDON