



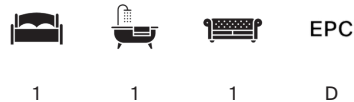
LADBROKE GROVE

Notting Hill W11



NOTTING HILL, W11

A beautifully light-filled and atmospheric period apartment with its own private garden leading directly on to a leafy privately shared garden (the one featured in Notting Hill the movie)



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: D

Tenure: Share of Freehold

Service charge: £3,040 per annum, reviewed every year, next review due 2027

Guide Price: £795,000



Set tucked away within an elegant period building, this ground floor apartment offers the remarkable privilege of its own private garden, a feature especially rare for homes of this size. The garden forms the heart of the home's appeal. Stepping out from the flat, a charming private outdoor space provides a tranquil extension of the living accommodation perfect for al fresco dining, morning coffee, or quiet reading beneath mature greenery.

Beyond the private garden, a gate opens directly into a large privately shared garden, offering a wider expanse of lawn, planted borders, and a peaceful environment rarely found in this central Notting Hill postcode. Internally the apartment comprises one bedroom, a large open plan living area, study, bathroom and conservatory.







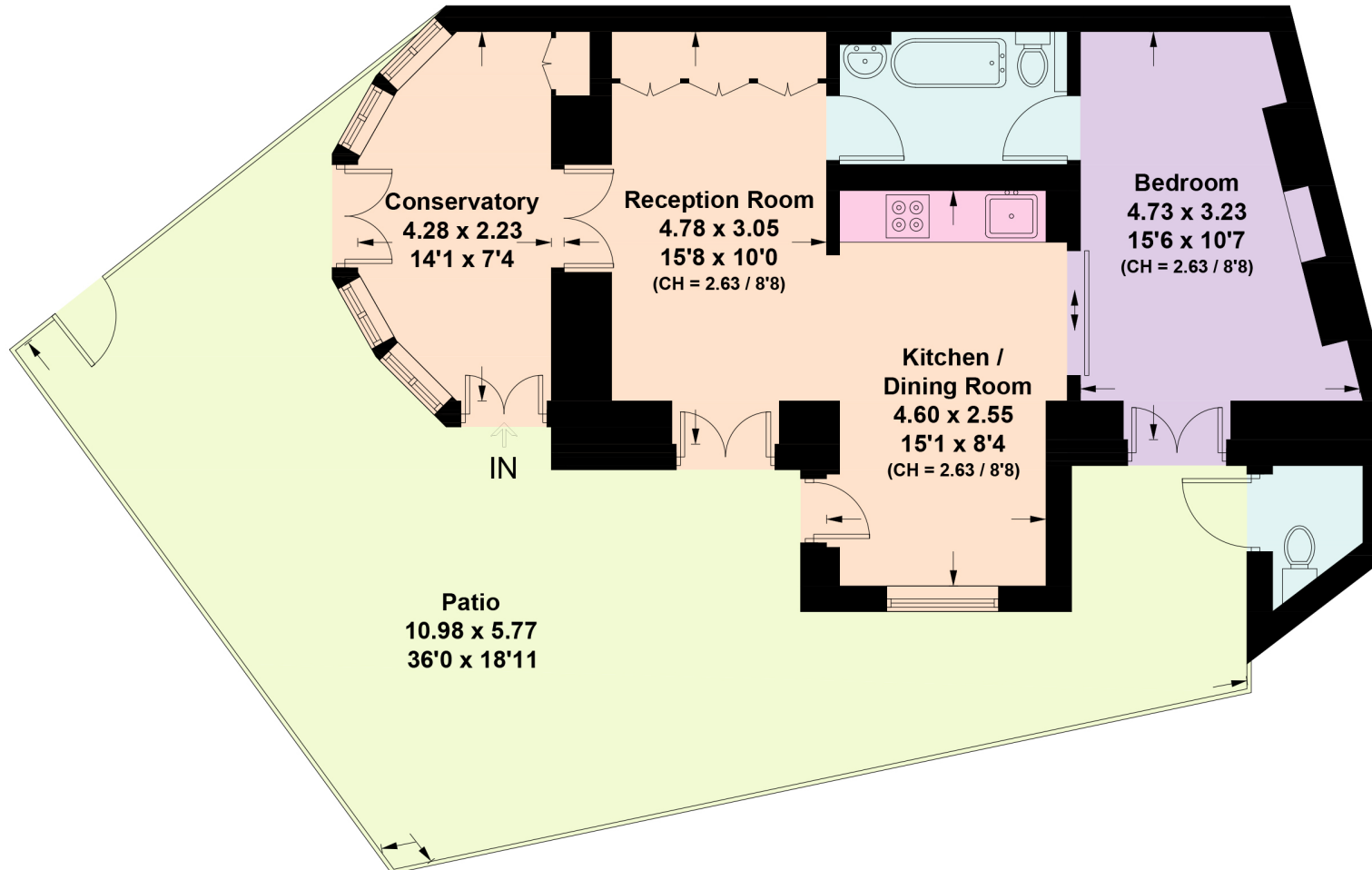
Ladbroke Grove, W11

Approximate Gross Internal Area = 53.7 sq m / 578 sq ft

External WC = 1.5 sq m / 16 sq ft

Total = 55.2 sq m / 594 sq ft

Approximate Garden Area = 50.7 sq m / 546 sq ft



Lower Ground Floor

Approximate Gross Internal Area = 55.2 sq m / 594 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)

We would be delighted
to tell you more.

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