



Ledbury Road
London, W11

CHESTERTONS





Occupying the first floor of a period building on one of Notting Hill's most sought-after streets, this exceptional newly refurbished apartment is approximately 500 sq ft.

The property is distinguished by magnificent floor to ceiling windows spanning the front elevation, flooding the apartment with natural light and providing direct access to a private balcony extending across the full frontage of the building. The beautifully proportioned open plan kitchen is at the front of the building, and the kitchen is fitted with premium Miele appliances and finished to a high standard throughout.

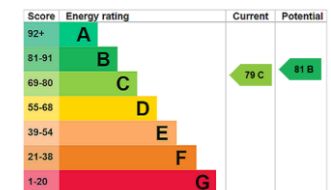
The accommodation comprises two well-appointed double bedrooms. The generous main bedroom benefits from bespoke fitted wardrobes and cabinetry, together with ample space for a dressing area or additional storage. The second bedroom is peacefully positioned to the rear of the property, enjoying tranquil views over Powis Mews and featuring bespoke fitted wardrobes.

The elegant bathroom is finished in warm neutral tones, complemented by antique brass fittings that continue throughout the apartment, enhancing its timeless appeal. Ceiling heights of approximately 3.4 metres further elevate the sense of volume and grandeur, while newly installed soundproofing throughout.

Ideally located on Ledbury Road, moments from the boutiques, cafés and restaurants of Westbourne Grove and the vibrant amenities of Notting Hill, this is a beautifully presented home offering rare lateral living, outstanding natural light and exceptional outdoor space in a prime W11 setting.

- First floor flat on Ledbury Road
- Private balcony
- Floor-to-ceiling windows and 3.4m ceiling heights
- Two double bedrooms with bespoke fitted wardrobes and storage

Asking Price £800,000

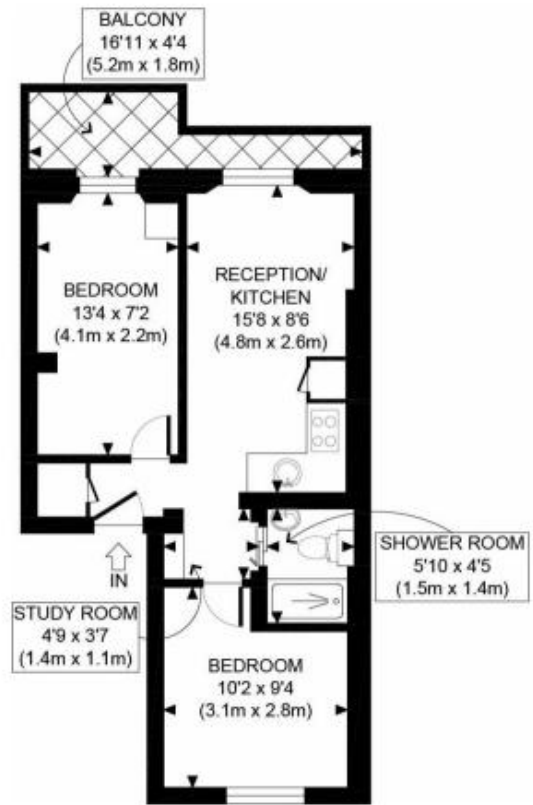


Tenure: Leasehold 125 years
Service Charge: £1600
Ground Rent: £0
Local Authority: Kensington and Chelsea
Council Tax Band: D

Chestertons Notting Hill Sales

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FIRST FLOOR
 GROSS APPROX INTERNAL
 FLOOR AREA 500 SQ FT



BALCONY APPROX GROSS FLOOR AREA 73 SQ FT

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