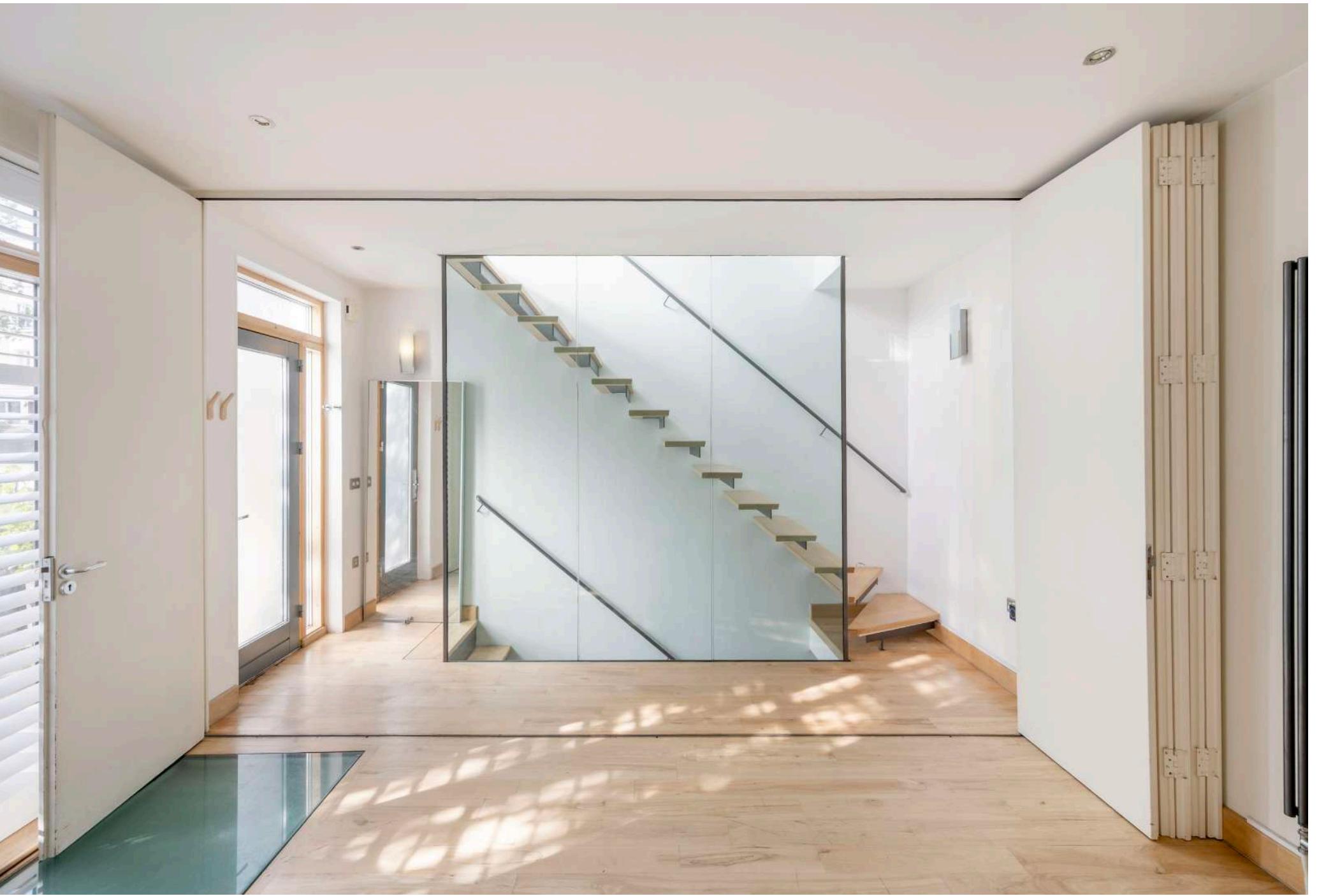




LEDBURY ROAD

Notting Hill W11



## A CONTEMPORARY CLASSIC ON LEDBURY ROAD

A beautifully appointed contemporary home in the heart of Notting Hill, offering elegant living space with excellent natural light and the rare advantage of private off street parking.

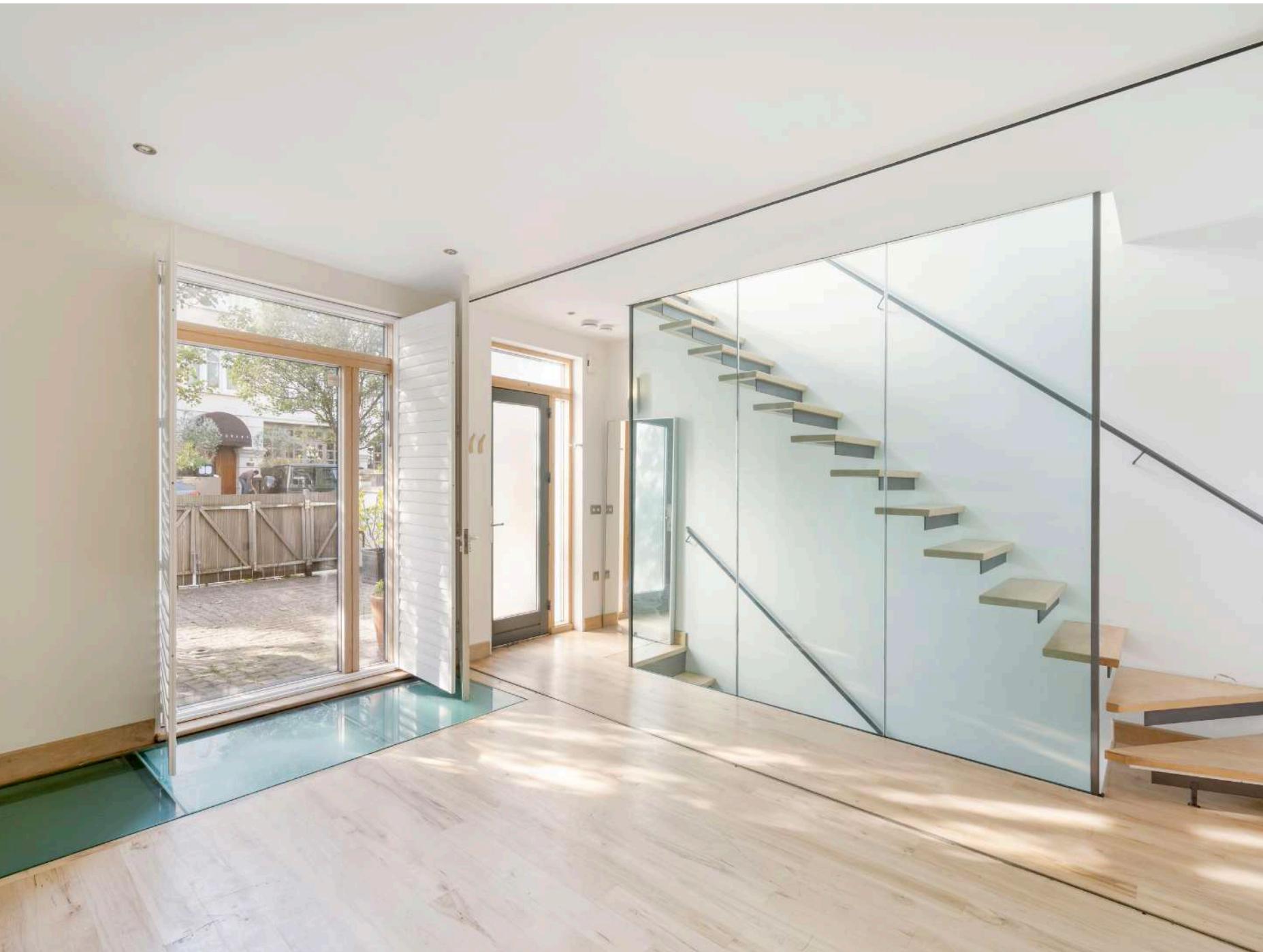
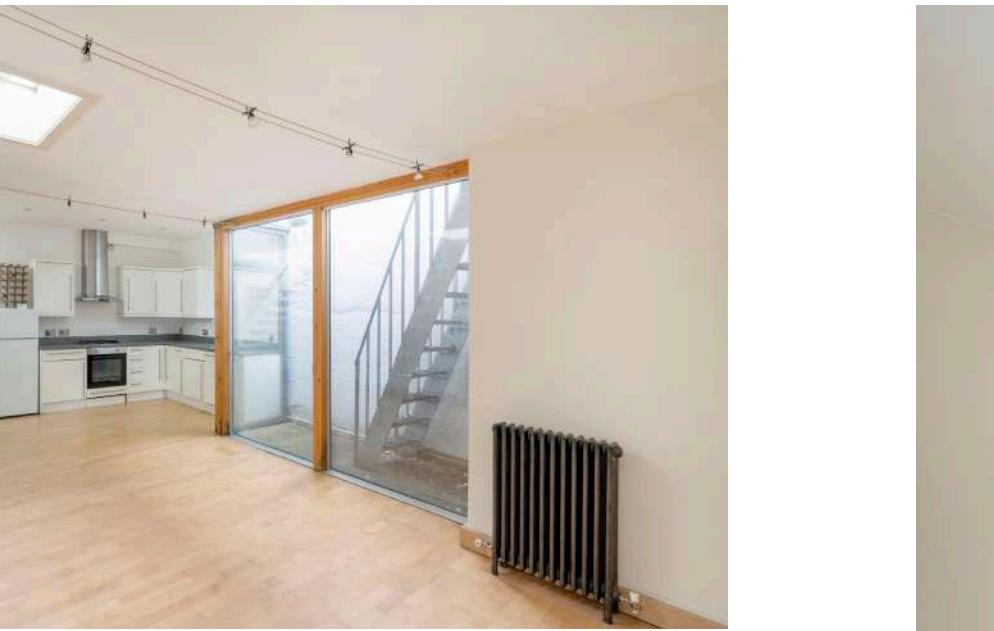


Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

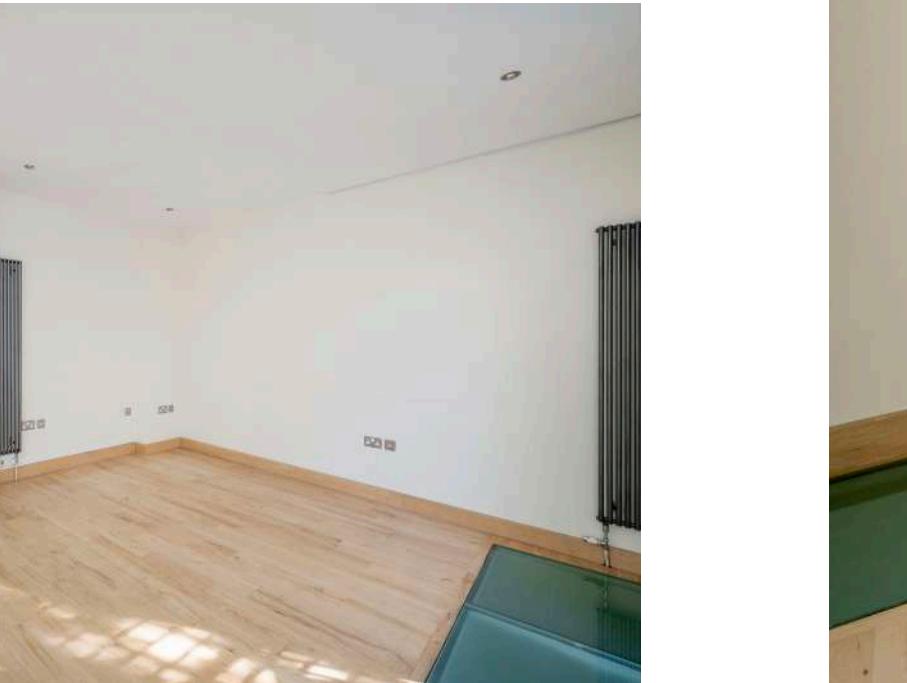
Guide Price: £1,100,000



## AN UPLIFTING AND VERSATILE LIVING ENVIRONMENT

This stylish residence presents an exceptional blend of design and comfort. The house comprises two generous reception rooms with wooden flooring, a well considered kitchen, a principal bedroom with en-suite bathroom and an additional shower room. The interiors are designed to maximise light, creating an uplifting and versatile living environment. The property further benefits from secure parking, a rarity in this sought after part of London.

Ledbury Road enjoys a most desirable position within Notting Hill, moments from the celebrated restaurants, boutiques and delicatessens of Westbourne Grove and the vibrant market stalls of Portobello Road





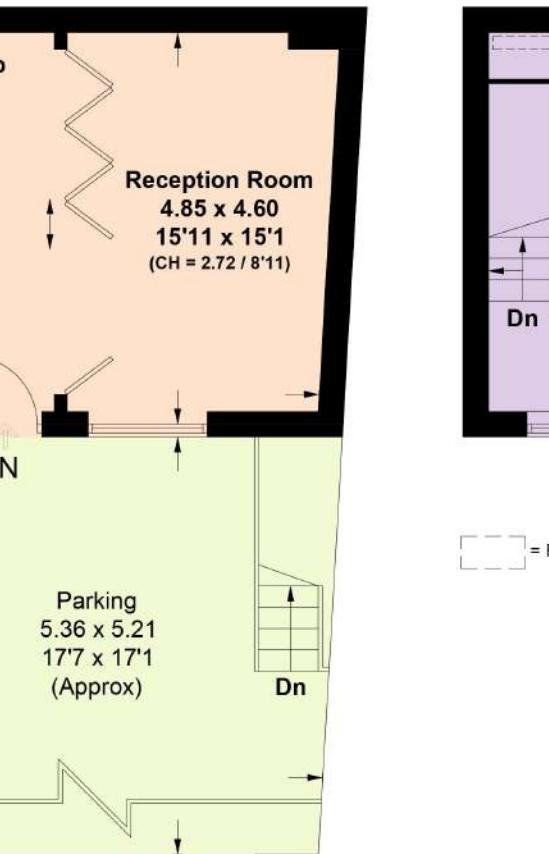
## Ledbury Road, W11



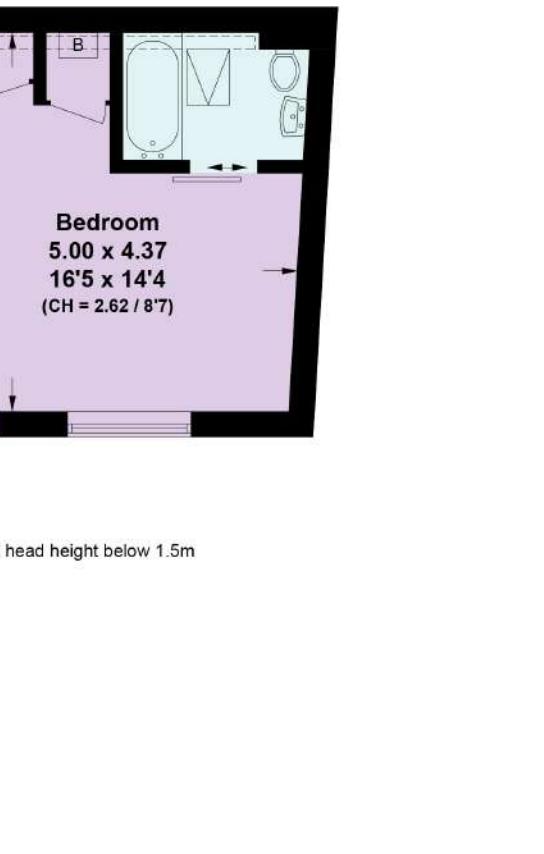
**Lower Ground Floor**



Approximate Gross Internal Area = 85.9 sq m / 925 sq ft



**Ground Floor**



**First Floor**



[ ] = Reduced head height below 1.5m

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Your partner in property

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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)

