



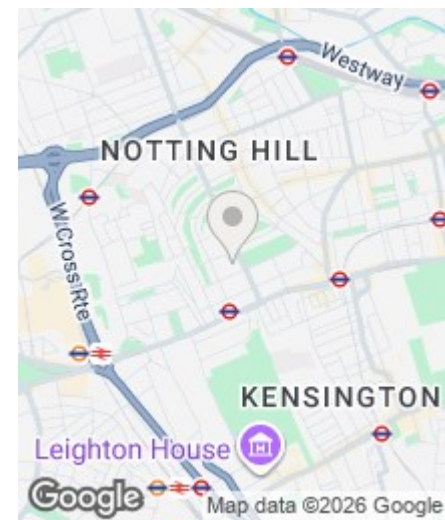
**LADBROKE GROVE**  
LONDON, W11 3AR


**£4,100 PER CALENDAR**

A newly refurbished two bedroom flat on the second floor which benefits from stunning natural light. The west facing reception room looks over the magnificent communal gardens of which the flat has access to.

Ladbroke Grove is a short walk from the ever popular Notting Hill Gate and Holland Park area, providing excellent Central Line transport link and easy access to the boutiques shops and cafes of Westbourne Grove.

**SANDERSONS**  
LONDON



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

**EPC Rating: D    Council Tax Band: F**

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

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