



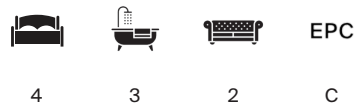
# LADBROKE GROVE

Notting Hill W2



# AN IMMACULATE FOUR-BEDROOM TRIPLEX

This exceptional residence features impressive proportions and a private garden access in the heart of Notting Hill.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold (972 years, 0 months)

Ground rent: £0

Service charge: £2,638

**Guide Price : £4,300,000**



## IMPECCABLE DETAIL DEFINES THIS ELEGANT HOME

This spacious 4 bed home has been refurbished with exceptional attention to detail with outstanding views into the Hanover Gardens. The ground floor reception room is well-proportioned, with three tall sash windows drawing in natural light. Herringbone flooring runs underfoot, while an original fireplace provides a focal point. Cornicing adds detail overhead, and bespoke shelving offers practical storage.

Opposite, the kitchen is streamlined and functional. Taj Mahal quartzite worktops complement custom cabinetry, with integrated Miele appliances and a Serge Mouille light completing the space.









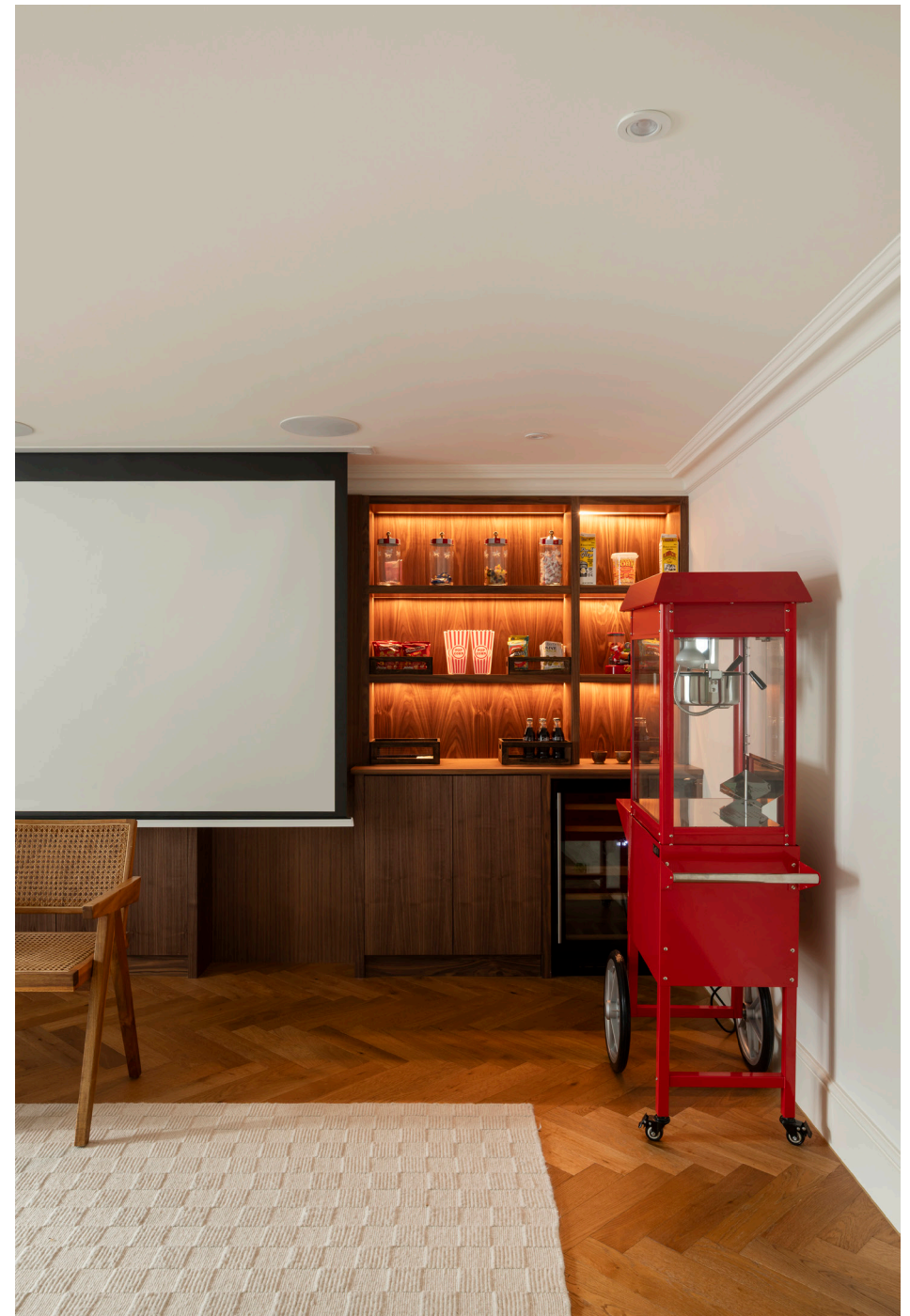
## ELEGANT LIVING WITH PREMIUM FINISHES

On the lower ground floor, the principal bedroom is quietly positioned, with a dressing area, en suite bathroom finished in marble and timber, and doors opening directly onto the patio garden. From here, there is access to Hanover Garden, a well-maintained communal garden, as well as rights to apply for access to Ladbroke Gardens.

Two further bedrooms are arranged on this level, served by a contemporary shower room. A further bedroom suite sits below, with a walk-in wardrobe and en suite bathroom.

The basement provides additional flexibility, currently arranged as a secondary reception or media room with integrated audio and a drop-down screen. It connects to a small external landing with steps up to the garden. A separate utility room is also located on this floor.

Throughout, the house benefits from underfloor heating, security cameras and an alarm system.



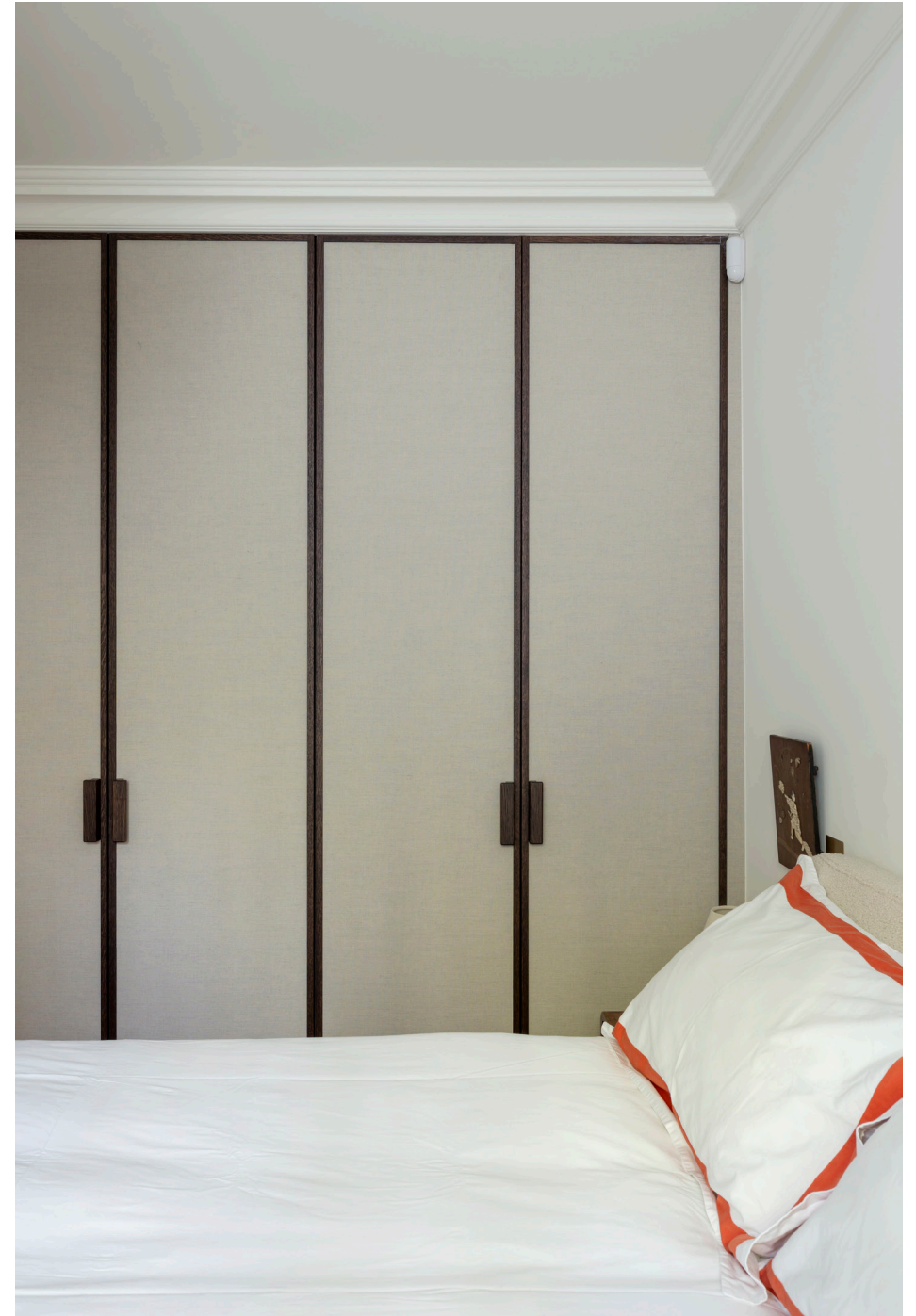


**NETFLIX**



## PRIME NOTTING HILL LOCATION NEAR TOP SCHOOLS

The property is situated perfectly, within walking distance of some of central London's best schools, Notting Hill Prep, Pembridge Hall, Wetherby and Little Acorn. Notting Hills world class shops and restaurants on Westbourne Grove, Portobello and Golborne Road.





# Ladbroke Grove, W11

Approximate Gross Internal Area = 138.8 sq m / 1494 sq ft  
 Basement = 73.9 sq m / 795 sq ft  
 Storage Vault = 14.4 sq m / 155 sq ft  
 Total = 227.1 sq m / 2,444 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. (ID1312488)

(Including Basement)  
 Approximate Gross Internal Area = 138.8 sq m / 1494 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)



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