

Ladbroke Gardens

Notting Hill, W11



A stylish four bedroom duplex with direct communal garden access from the building.

Having undergone recent renovations by the current owner, the apartment is immaculately presented and flooded with natural light.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



SHARE OF FREEHOLD



1631 SQ FT



**ASKING PRICE
£2,000,000**



The property

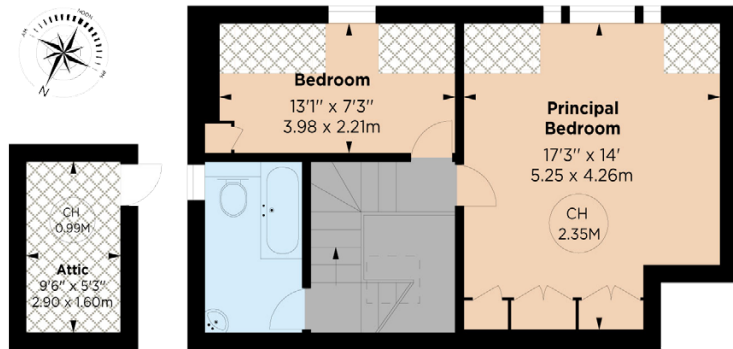
Located on the third and fourth floors of a handsome stucco fronted building, this spacious duplex offers a superb blend of family living and entertaining space. The third floor consists of two good sized bedrooms, an especially bright, south-facing reception room and large kitchen with wonderful views up Kensington Park Road. There is a generous bathroom and separate utility room on the half landing, with two further bedrooms on the top floor.

Location

Ladbroke Gardens lies within the Ladbroke Conservation Area and benefits from the shopping and transport facilities of Westbourne Grove, Portobello Road and Notting Hill Gate. The green spaces of Kensington Gardens and Holland Park are nearby.



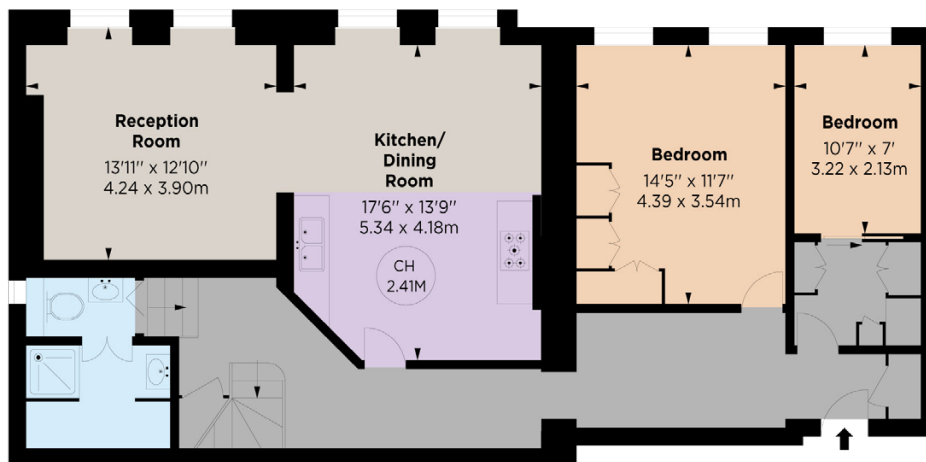




ATTIC

FOURTH FLOOR

Key :
 CH - Ceiling Height
 X - Under 1.5m



THIRD FLOOR

Floorplans

Gross internal area 1631 sq ft (151.52 sq m)

For identification purposes only.

General

Tenure: 999 years from 10.03.2015, plus **Share of Freehold**

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: Approximately £10,000 pa

Ground Rent: Nil

Council Tax: Band G

EPC Rating: C

Parking: RBKC Residents' permit

Broadband: Available

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

