

# 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  
£2,850,000**



### 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.

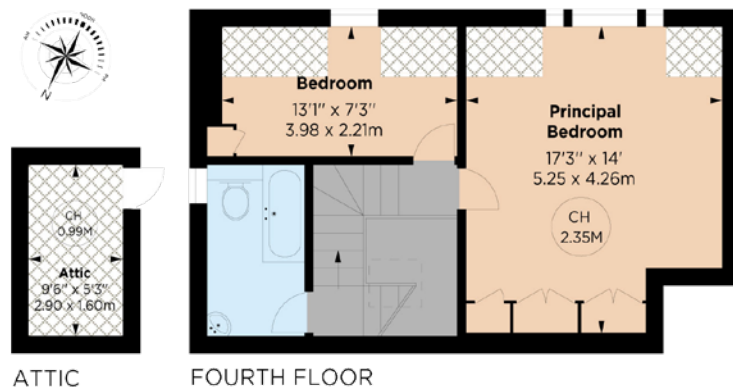
### Location

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.

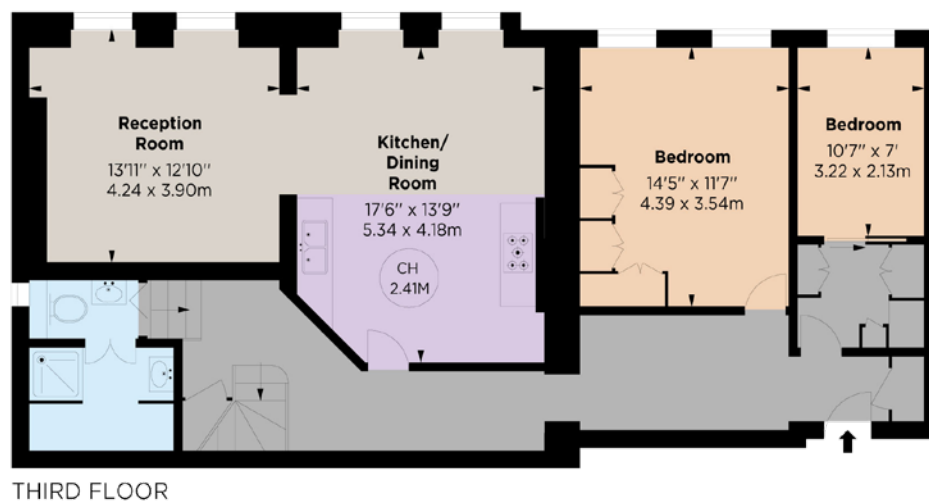








Key :  
CH - Ceiling Height  
X - Under 1.5m



## 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

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## Notting Hill

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