



Ladbroke Grove, Notting Hill, W11

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& PARKER**

BNP PARIBAS GROUP



# Ladbroke Grove, Notting Hill, W11

A bright two bedroom flat with private roof terrace.

Situated on the third floor of an impressive period building, this two bedroom flat has an open plan kitchen/reception room, with ample space for dining, two equal sized bedrooms, plus a modern bathroom.

The flat benefits from modern fixtures and fittings, wooden floors and fantastic natural light. There is also a fully decked roof terrace with panoramic views over Notting Hill.

Situated within close proximity of the excellent shopping and transport facilities of Westbourne Grove and Kensington Park Road, the flat is also a short distance from the transport facilities of Ladbroke Grove, Holland Park and Notting Hill Gate underground stations.

Open plan kitchen/reception | Two bedrooms  
Bathroom | Terrace | EPC rating C

## Terms

**Tenure:** Share of Freehold plus Lease expiring 24/06/2164

**Service Charge:** Circa £2,500pa

**Ground Rent:** NA

**Council Tax:** Band D

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Asking Price:** £650,000



## Notting Hill

303 Westbourne Grove, London, W11 2QA

**020 7221 1111**

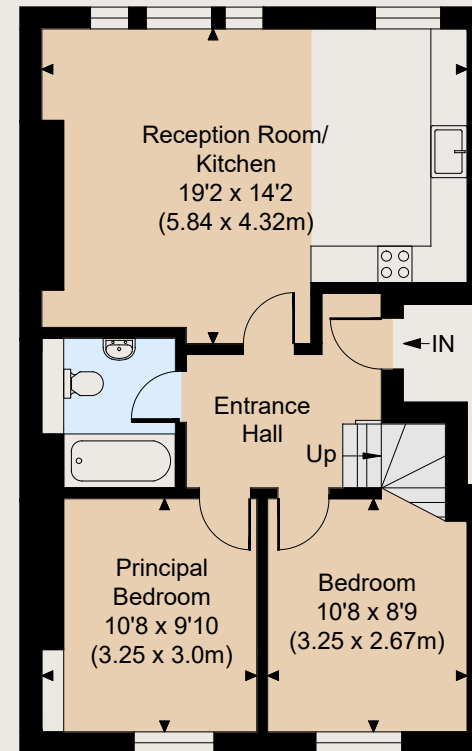
nottinghill@struttandparker.com

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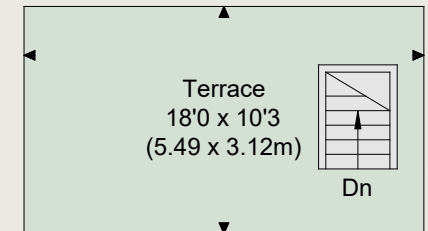
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Gross Internal Area 600 sq ft (55.74 sq m) excluding storage  
For identification purposes only.



Third Floor



Fourth Floor



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