Ladbroke Grove

Notting Hill, W11

STRUTT &PARKER

BNP PARIBAS GROUP

An outstanding four bedroom maisonette with a private garden and direct communal garden access.

Presented in immaculate condition, this is a beautiful and recently renovated flat on the ground and lower ground floors of this handsome, part stucco fronted building.

2 RECEPTION ROOMS

4 BEDROOMS

3 BATHROOMS

SHARE OF FREEHOLD

2,444 SQ FT

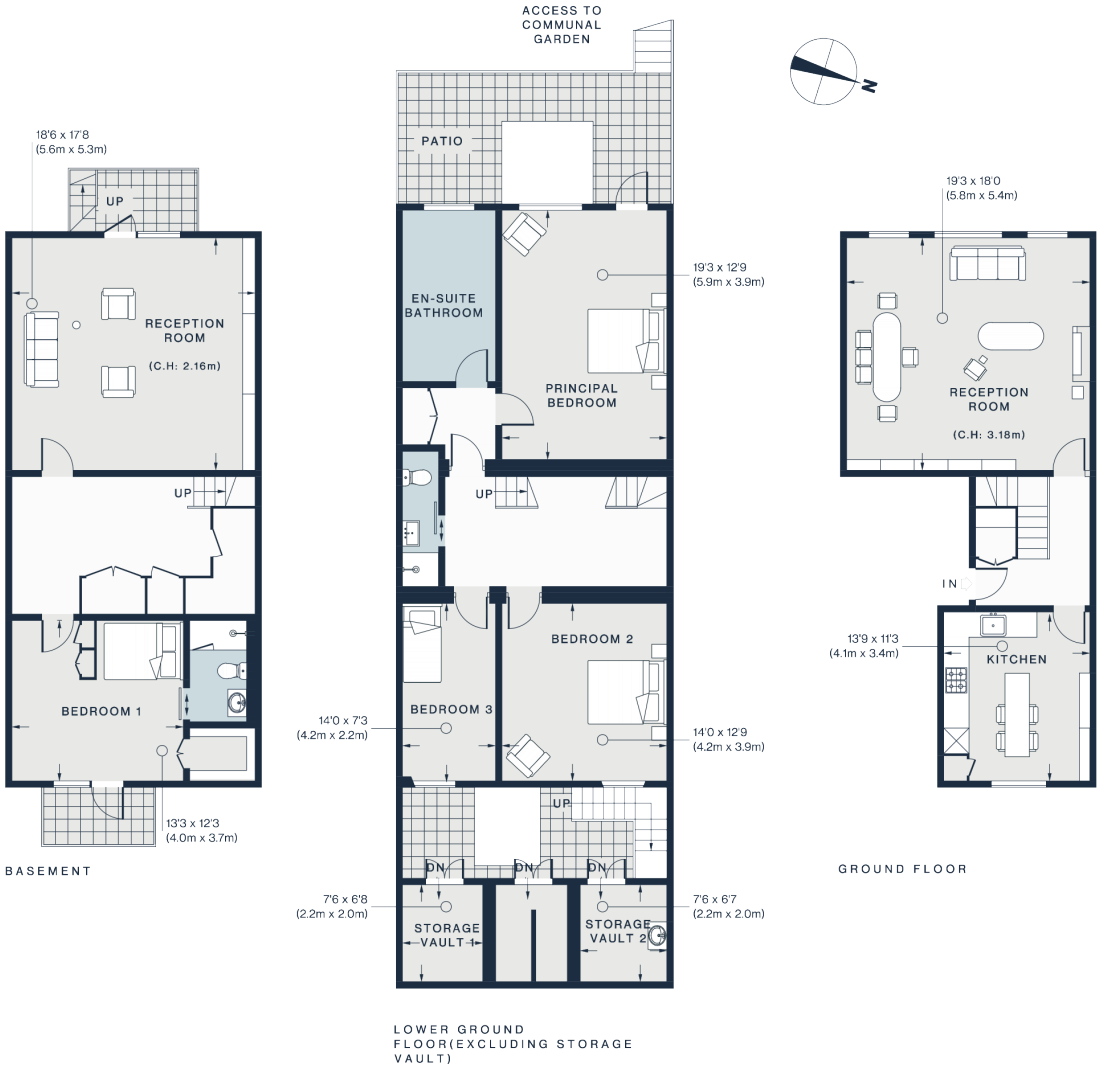
GUIDE PRICE £3,950,000

The property

There is excellent entertaining space including a very large drawing room with French doors leading onto a private, west facing patio garden and the beautifully maintained Hanover communal gardens beyond.

Location

The property is set back from Ladbroke Grove and situated at the southern end of the street, between Lansdowne Walk and St John's Gardens. It is therefore in close proximity to all the transport, and shopping facilities of the local area. The London Underground transport links at Holland Park Avenue (Central Line) and Notting Hill Gate (Circle, Central and District Lines) are nearby, as are the green spaces of Holland Park.



Floorplans

Gross internal area 2,444 sq ft (227.1 sq m)
For identification purposes only.

General

Tenure: 999 years from 24.06.1999 plus a **Share of the Freehold**

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: Approximately £3,800 per annum

Council Tax: Band G

EPC Rating: C

Parking: RBKC Residents' permit

Mobile coverage and broadband: Information can be found here: https://checker.ofcom.org.uk/en-gb/mobile-coverage

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