

Ladbroke Grove,  
Notting Hill



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## A superb two-bedroom garden flat with private entrance and direct access to communal gardens.

Located in the heart of Notting Hill and situated in an impressive, end of terrace, corner building this well-presented two-bedroom flat has a large patio garden and direct access to the beautiful Rosmead communal gardens.

The flat offers excellent lateral space, with a great balance of living and entertaining space. The flat has a large reception room, flooded with natural light from the large bay window, and a separate kitchen. There are two bedrooms and, two bath/shower rooms at the rear of the property.



### Location

Situated within the Ladbroke Conservation Area, the house benefits from the shopping and transport facilities of Westbourne Grove and Holland Park Avenue. The open spaces of Holland Park and Kensington Gardens are also nearby.

Postcode region: W11

### General

Tenure: 999 years from 24th June 2014, plus a share of the freehold

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax: Band E

EPC Rating: D

Service Charge: Approximately £2,500 per annum, plus £1,000 into a reserve fund

Parking: Residents' available

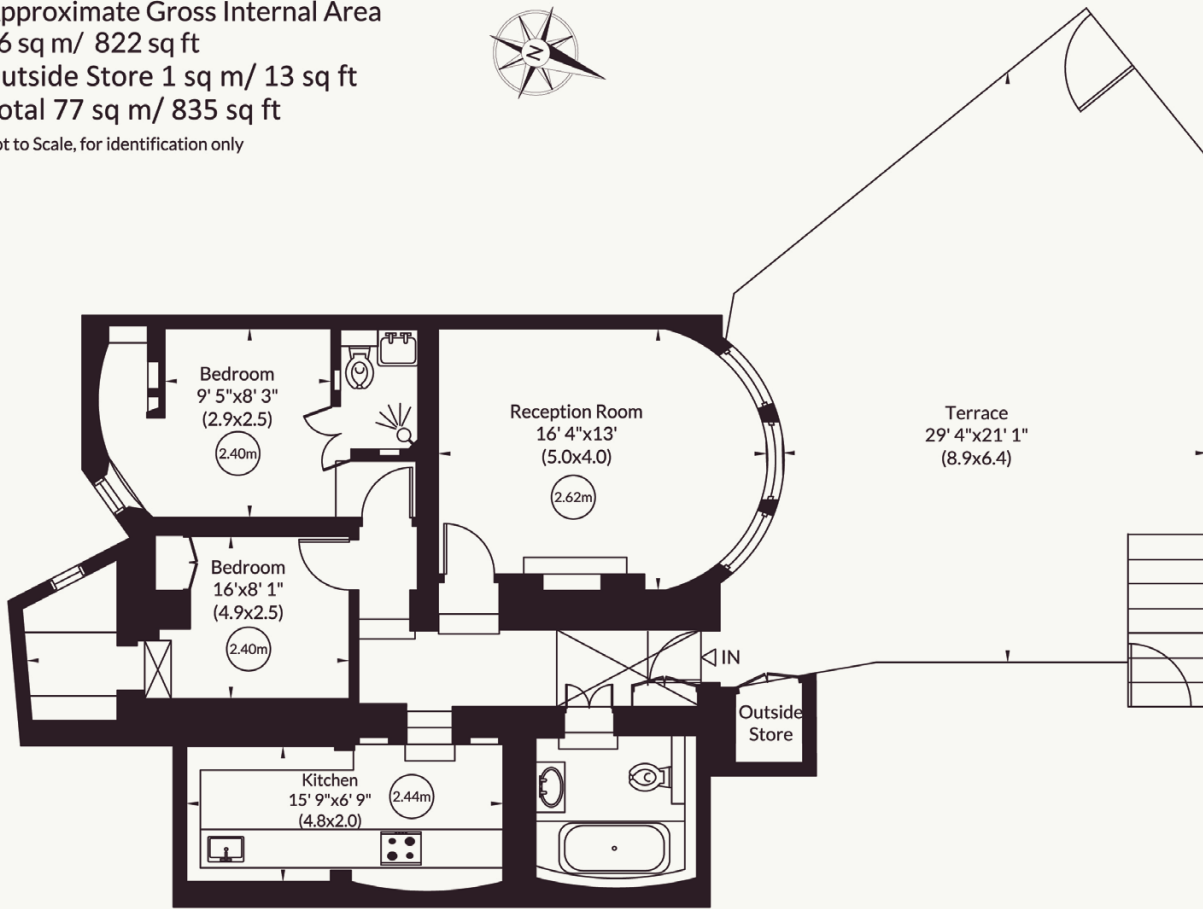
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

835 sq ft (77 sq m)  
Access to Communal Garden  
Private Gardens  
Private entrance  
Two bedrooms  
Share of Freehold

Guide price £1,150,000



Approximate Gross Internal Area  
76 sq m/ 822 sq ft  
Outside Store 1 sq m/ 13 sq ft  
Total 77 sq m/ 835 sq ft  
Not to Scale, for identification only



Lower Ground Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.  
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



## Strutt & Parker Notting Hill

303 Westbourne Grove, London, W11 2QA  
020 7221 1111 | [nottinghill@struttandparker.com](mailto:nottinghill@struttandparker.com)



@struttandparker    [struttandparker.com](http://struttandparker.com)

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