

Ladbroke Grove,  
Notting Hill



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**A superb third floor apartment with over 3m ceiling height and access to Lansdowne Crescent communal Garden.**

Boasting impressive volumes and generously balanced proportions, this is a meticulously refurbished, bright apartment in a handsome, period building.

The excellent, open plan entertaining space has three tall, west-facing sash windows which offer wonderful, green views over the private communal gardens of Lansdowne Crescent and the west-London skyline.

The flat is flooded with natural light and benefits from bespoke wooden flooring throughout and a working, feature fireplace in the reception room. There is a large, east facing bedroom with an en suite bathroom and an additional guest WC and utility room.



**Location**

Situated in a prime Notting Hill location and, firmly within the Ladbroke Conservation Area, the flat 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 01.01.2022, plus a share of the freehold  
Local Authority: Royal Borough of Kensington and Chelsea  
Council Tax: Band F  
EPC Rating: C  
Service Charge: £3,953 for the period 01.01.2026 - 30.06.2026  
Parking: Residents' parking  
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**765 sq ft (71 sq m)  
1 bedroom  
2 reception rooms  
1 bathroom  
Communal garden access  
3m high ceilings  
Share of Freehold**


**Guide price £1,200,000**

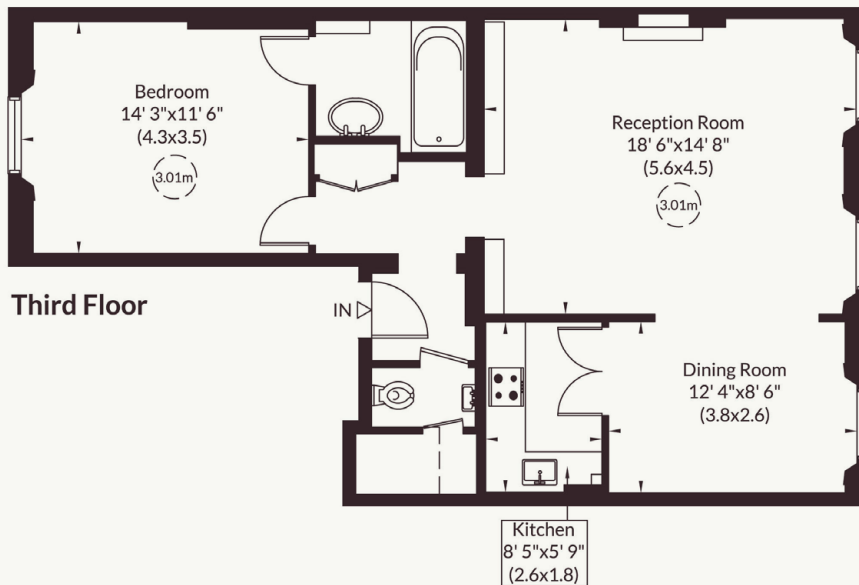


Approximate Gross Internal Area  
70 sq m/ 752 sq ft  
1 sq m/ 13 sq ft Limited Use Area  
Total  
71 sq m/ 765 sq ft

Not to Scale, for identification only



 Reduced head height below 1.5m



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

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