

Ladbroke Grove,  
Notting Hill



Strutt  
& Parker

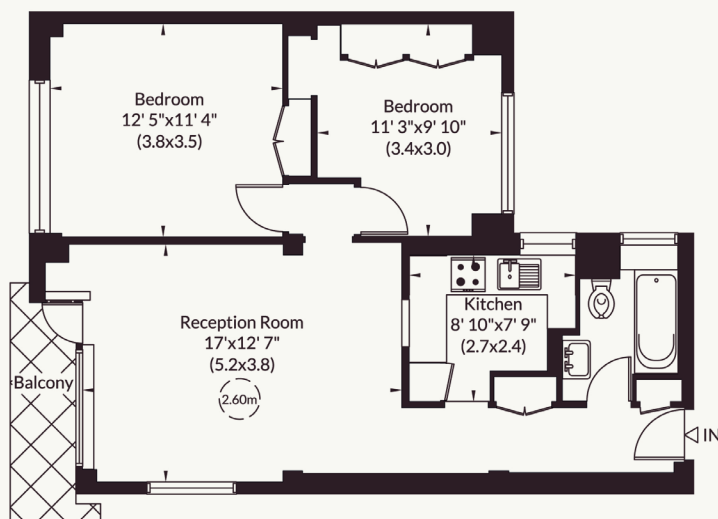


**671 sq ft (62 sq m)**  
**1 reception room | 2 bedrooms**  
**Balcony**  
**Porter**

**Guide price £675,000**

**Approximate Gross Internal Area**  
**62 sq m/ 671 sq ft**

Not to Scale, for identification only



**Third 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



@struttandparker

struttandparker.com

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**A bright and well-proportioned two-bedroom flat with lift, balcony and communal garden access.**

Located on the third floor (with lift access) of a landmark Grade II listed, 1930s building in the heart of Notting Hill, the apartment enjoys attractive views over and has access to beautifully maintained communal gardens. The reception room is filled with a wonderful, dual aspect light and has a separate kitchen. There are two double bedrooms with built in storage and, a family bathroom.

65 Ladbroke Grove was designed by the renowned British architect Edwin Maxwell Fry. It is widely regarded as one of London's finest surviving examples of Modernist architecture. Residents benefit from a live-in porter, lift access, and stunning communal gardens. There are also three residents' parking bays available on a first-come, first-served basis.

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.

Tenure: Leasehold. 132 years remaining from 30.10.2016  
 Local Authority: Royal Borough of Kensington and Chelsea  
 Service charge: £6298 plus a sinking fund contribution of £2,862 pa  
 Council Tax: Band F  
 EPC Rating: C  
 Parking: Resident's permit  
 Mobile and Broadband checker:  
 Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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