

Ladbroke Grove,
Notting Hill



Strutt
& Parker

Land and property. Since 1885.

An impressive first floor flat with exceptional proportions and access to communal gardens.

Coming to the market for the first time in over 20 years, this immaculately presented two-bedroom flat is comprised of over 840 sq ft with wonderful views from beautiful floor to ceiling French doors, showcasing superior green views over communal gardens and surrounding streetscape.

The reception room is west facing, where the intricate cornicing, feature fireplace and over 3.5m high ceilings lend a wonderful sense of character and volume. The separate kitchen and the large principal bedroom is located to the rear of the property with floor to ceiling French doors featuring views over the wonderful, landscaped gardens. There is a further double bedroom and family bathroom.



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. Ladbroke Grove tube station (Hammersmith & City and, Circle lines) and, Holland Park/Notting Hill Gate (Central line) are within easy reach. The open spaces of Holland Park are also nearby.

Postcode region: W11

General

Tenure: Leasehold; 125 years from 17 January 2005
Local Authority: Royal Borough of Kensington and Chelsea
Service charge: Approximately £2,000 pa
Council Tax: Band G
EPC Rating: C
Parking: Resident's parking
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb>

840 sq ft (78 sq m)
First floor
Two bedrooms
3.76m ceiling height
Communal garden access
Leasehold

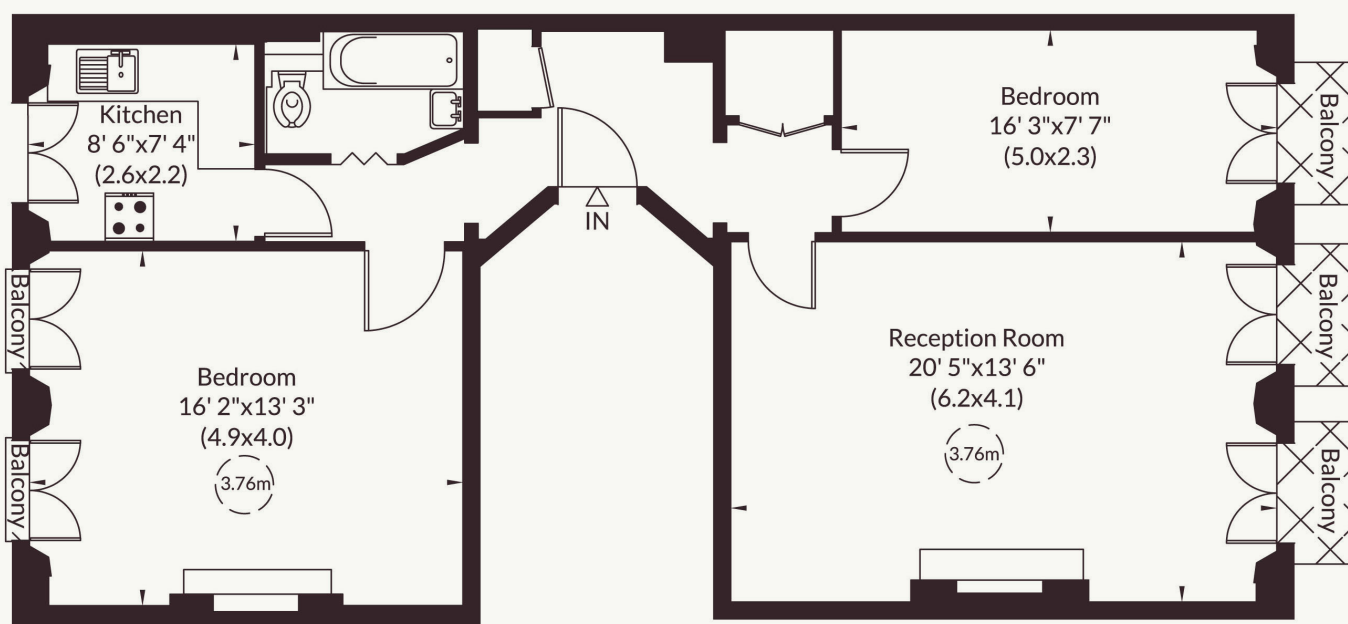
Guide price £1,250,000



Approximate Gross Internal Area

78 sq m/ 840 sq ft

Not to Scale, for identification only



First Floor

Strutt & Parker Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111 | nottinghill@struttandparker.com



@struttandparker

[struttandparker.com](https://www.struttandparker.com)

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken August 2026. Particulars prepared August 2026.