

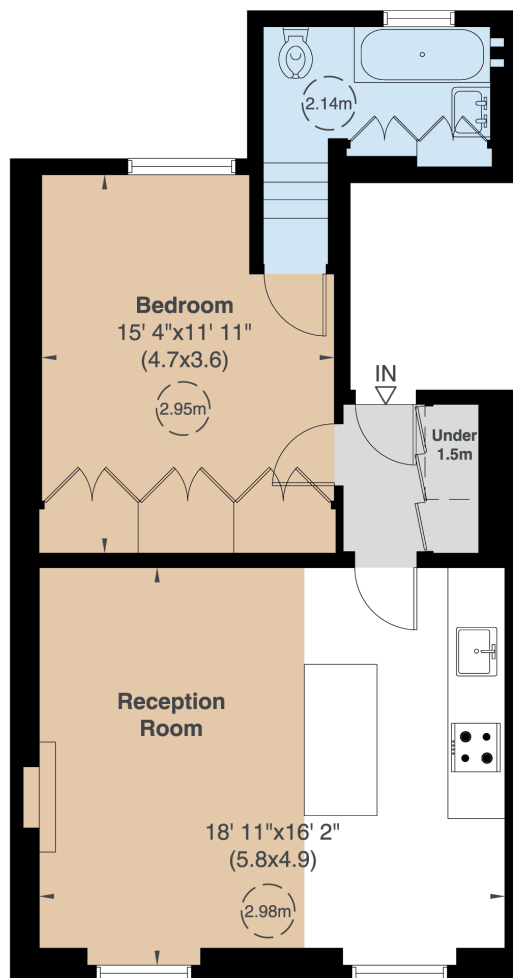
Ladbroke Square

Notting Hill, W11

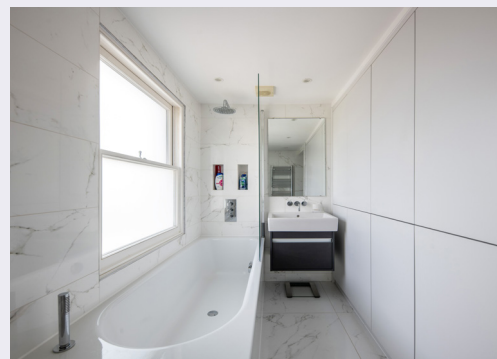


**STRUTT
& PARKER**

BNP PARIBAS GROUP



Second Floor



A superb, one-bedroom flat with access to Ladbroke Square communal gardens*.

An immaculately presented second floor flat, located in a handsome, part stucco-fronted period building.

With approximately 3m high ceilings the large reception room is flooded with natural light and enjoys green views over one of London's largest private gardens. The bedroom and en suite bathroom are located at the rear of the property.

Ladbroke Square is a highly sought after address and is extremely well located for all the shopping and transport facilities of Notting Hill and Holland Park. The beautiful communal garden of Ladbroke Square is one of the largest private communal garden squares in London.

* The property is a qualifying address for membership of Ladbroke Square Gardens (subject to application - fee payable).

Floorplans

Gross internal area 580 sq ft (54 sq m) including under 1.5m

572 sq ft (53 sq m) excluding under 1.5m
For identification purposes only.

General

Tenure: 999 years from 1 January 2000, plus a share of the freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: c. £1,100 pa

Council Tax: Band E

EPC Rating: D

Parking: Resident's parking available

Broadband: Available

Asking Price: £1,295,000

Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com
struttandparker.com

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. Photographs taken June 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

