



Ladbroke Square House
Notting Hill, W11

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A best-in-class apartment with a south-facing balcony and access to Ladbroke Square Gardens*.

Located on the raised ground floor of a spectacular period building, this luxurious one-bedroom flat has over 3m high ceilings and an abundance of light from three large windows.



1 RECEPTION
ROOM



1 BEDROOM



1 BATHROOM



SHARE OF
FREEHOLD



725 SQ FT



ASKING PRICE
£1,450,000



The property

The large bedroom suite is complete with bathroom, dressing area and south-facing balcony. The flat has a separate WC and ample storage space.

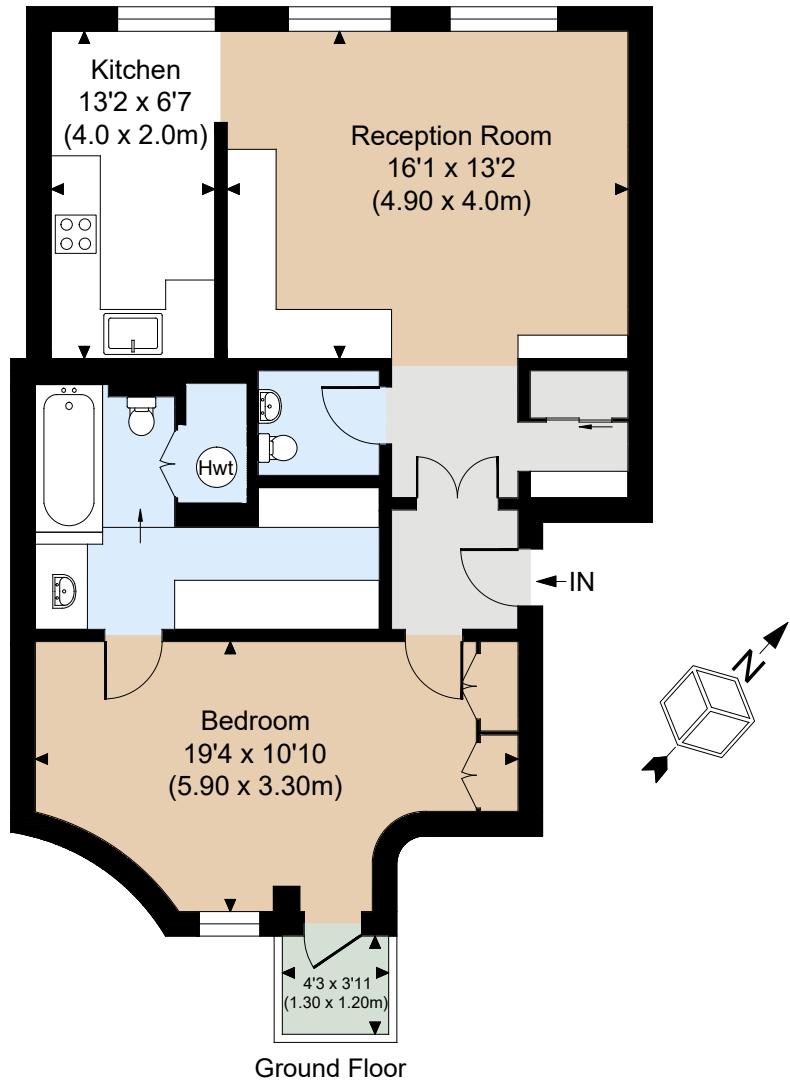
Location

Ladbroke Square is extremely well located for all the shopping and transport facilities of Notting Hill, Westbourne Grove and Holland Park avenue. The sought after 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 725 sq ft (67.40 sq m)
For identification purposes only.

General

Tenure: 999 years from 1 January 2004, plus a share of the freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £1,540 pa

Council Tax: Band G

EPC Rating: C

Parking: Residents' permit

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

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