


# Ledbury Road

Notting Hill, W11



**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## An outstanding one-bedroom duplex flat on a popular, tree-lined address in the heart of Notting Hill.

Entered on the first floor and arranged over the top two floors of a period stucco-fronted house, this incredible flat offers a generous balance of living and entertaining space having been beautifully refurbished and wonderfully styled throughout.



**1 RECEPTION ROOM**



**1 BEDROOM**



**1 BATHROOM**



**LEASEHOLD**



**894 SQ FT**



**ASKING PRICE  
£1,300,000**

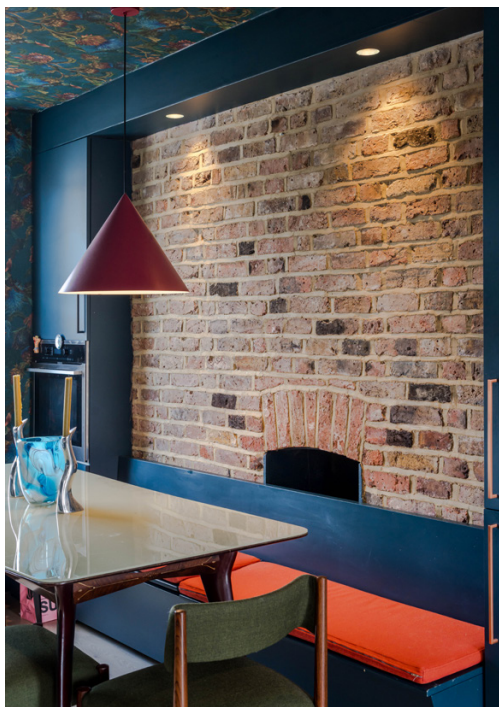


### The property

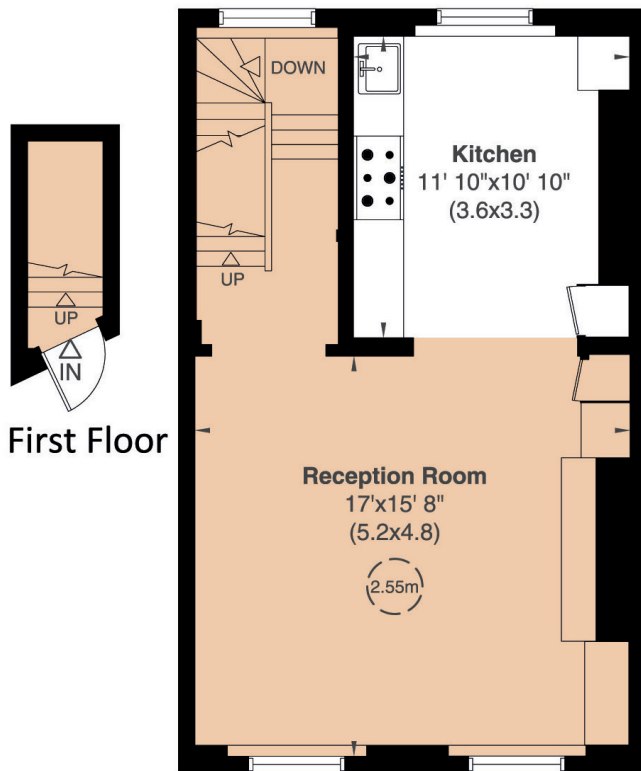
The second floor reception room benefits from an abundance of natural light from dual aspect windows. The reception room has a spectacular, west facing aspect down Colville Terrace, and there is a large open-plan eat in kitchen. The large bedroom and shower room is located on the top floor.

### Location

Ledbury Road is located in the centre of Notting Hill benefitting from its close proximity to all the shops, cafes and boutiques of Westbourne Grove. The shopping facilities of Notting Hill Gate and the green spaces of Kensington Gardens and Holland Park are also close by.

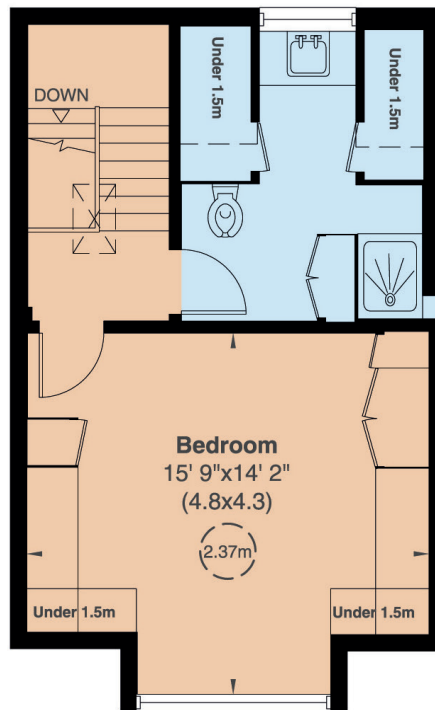






First Floor

Second Floor



Third Floor



## Floorplans

Gross internal area 894 sq ft (83 sq m)  
including under 1.5m  
852 sq ft (79 sq m) excluding under 1.5m  
For identification purposes only.

## General

Tenure: Leasehold; 125 years from 1 July 2003

Local Authority: Westminster

Service Charge: Circa £1,500 per annum

Ground Rent: Peppercorn

Council Tax: Band F

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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## Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com

struttandparker.com



@struttandparker

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