



A mixed use freehold +leasehold property with huge potential on a quiet cul-de-sac off Ladbrooke Grove.

Ladbrooke Crescent, London, W11

Offers in excess of £1,000,000 Freehold + leasehold of adjoining basement



Mixed-use freehold • Close to transport • Approximately 2,125 sq ft • Includes the adjoining basement • Requires modernisation

About this property

A fantastic opportunity to purchase a mixed-use freehold property which also includes the lease to the adjoining basement and is situated just off Ladbroke Grove. The residential portion comprises a duplex two bedroom maisonette over the ground and first floor, an open plan kitchen/reception room, one bathroom and access onto a flat roof. The office space accounts for a section of the lower ground floor and briefly comprises a private entrance, two offices and a large third room that is used for storage, a W.C and some extra storage in the vaults.

Local Information

Ladbroke Crescent is a quiet residential cul-de-sac situated just off Ladbroke Grove. The property is brilliantly located for the many boutiques and shops found on the famous Portobello Road, Ladbroke Grove and Westbourne Grove.

Ladbroke Grove Underground Station is only 0.1 miles away.

All distances are approximations.

Tenure

Freehold + leasehold of adjoining basement

Local Authority

Royal Borough Of Kensington and Chelsea

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.

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