



A stylish two bedroom apartment with generous entertaining space and a large south west facing private garden.

Ledbury Road, London, W11

£1,450,000 Leasehold (172 years remaining)



Designed to exacting standards • Excellent entertaining space
• Flooded with natural light • Wonderful south facing terrace
• Envious location just off Westbourne Grove

About this property

A stylish two bedroom apartment with generous entertaining space and a large south west facing private garden. The principal bedroom benefits from having an en suite and there is a separate family bathroom serving the apartment too.

Fully modernised throughout the apartment has been well designed to maximise space and light.

Local Information

Located on the corner of Westbourne Grove and Ledbury Road, the flat occupies a superb central Notting Hill position and gives very easy access to the renowned boutiques and eateries of the area.

Notting Hill Gate is also close by with its shopping facilities and transport links that give convenient access to the West End and the City via the Central, Circle & District Underground Lines.

Tenure

Leasehold (172 years remaining)

Local Authority

Royal Borough Of Kensington & Chelsea, London

Energy Performance

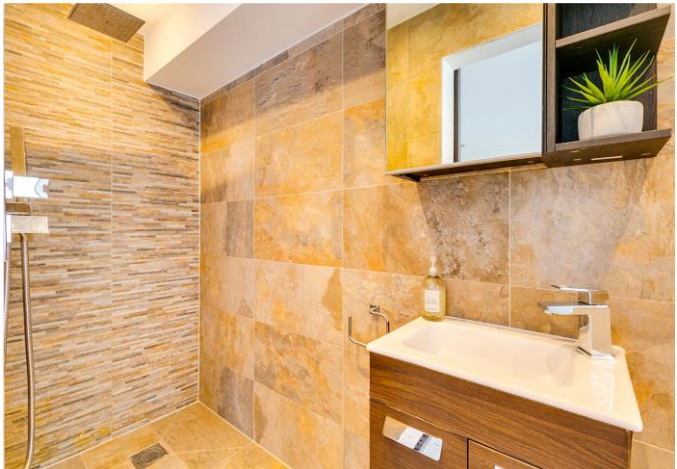
EPC Rating = C

Viewing

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

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Ledbury Road, London, W11
Gross Internal Area 1101 sq ft, 102.3 m²

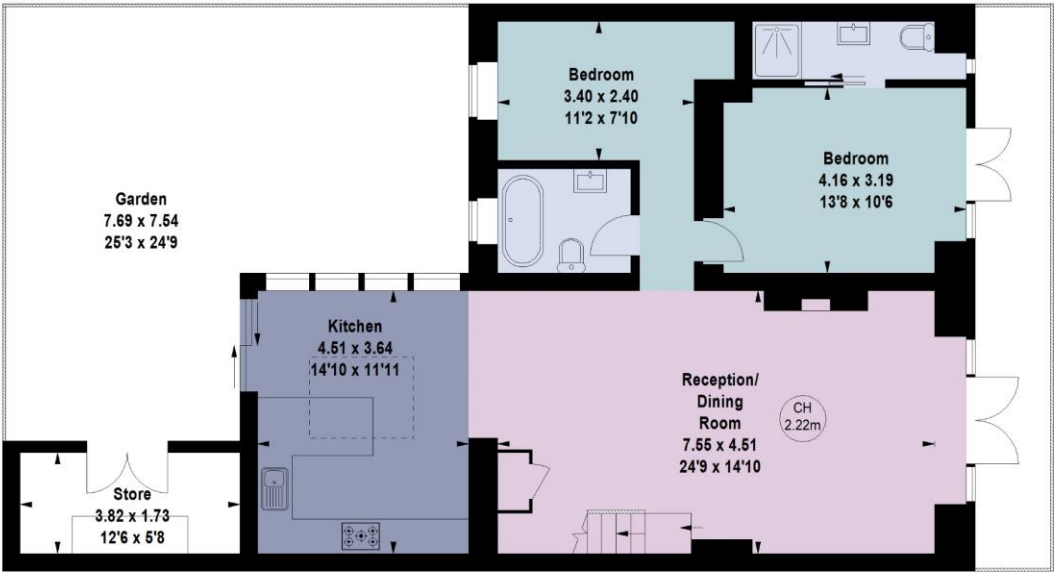
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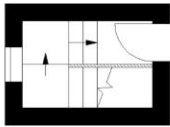
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Gross internal area (approx) 102.28 sq m / 1101 sq ft
(Including Store)
Store area (approx) 6.69 sq m / 72 sq ft

Key :
CH - Ceiling Height



Lower Ground Floor



Ground Floor
Entrance

For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	76
EU Directive 2002/91/EC		

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