



A rarely available one bedroom raised ground floor garden flat with fantastic proportions

Ladbroke Grove, London, W11

£925,000 Leasehold



Fabulous ceiling height • Private garden • Fantastic location
• Chain free • Incredibly bright

About this property

Situated on the raised ground floor of a classic stucco fronted period conversion is this fantastically proportioned and rarely available one bedroom garden flat.

The charming accommodation comprises, a large west-facing reception featuring a bay window that floods the room with natural light, a large fire place, a beautiful ceiling rose and gloriously high ceilings providing grandeur to the room. The double bedroom has a quiet garden aspect and features ample built-in storage. In between the bedroom and reception is the bathroom, then down a few steps to the eat-in kitchen situated at the rear of the flat. The kitchen benefits from a dual-aspect, and access into the decked private garden.

Local Information

Situated between Elgin and Blenheim Crescents, in the heart of Notting Hill, the property is well connected for access to the fashionable Portobello Road (0.2 miles) and Westbourne Grove (0.3 miles).

The property also benefits from good transport links with Ladbroke Grove Underground Station (Circle, Hammersmith & City lines) circa 0.2 miles to the north and Notting Hill Gate Underground Station (Central, Circle & District lines) circa 0.7 miles to the south.

All distances are approximations.

Tenure

Leasehold

Local Authority

Royal Borough of Kensington & Chelsea

Energy Performance

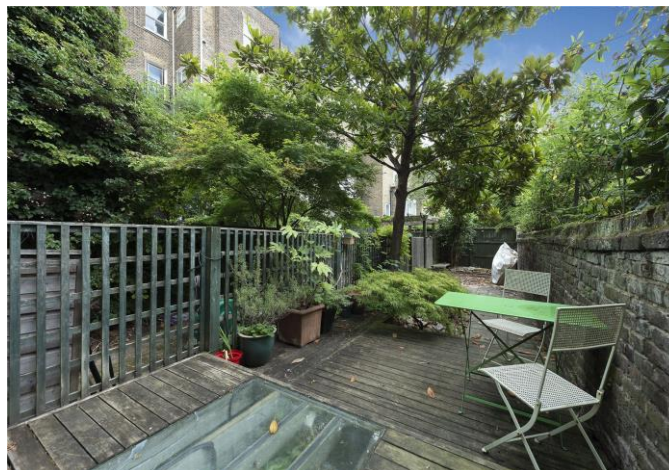
EPC Rating = D

Viewing

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

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Ladbroke Grove, London, W11
Gross Internal Area 635 sq ft, 59 m²

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Ladbroke Grove, W11

Gross internal area (approx.)
59 Sq m (635 Sq ft)
For identification only, Not to Scale
capital.020 8671 7722



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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