



LADBROKE GROVE, W11
OFFERS OVER £1,000,000 LEASEHOLD

A RARE OPPORTUNITY TO PURCHASE A
STUNNING 2 BEDROOM APARTMENT IN THE
HEART OF NOTTING HILL WITH SECURE OFF-
STREET PARKING

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A rare opportunity to purchase a stunning two bedroom apartment in the heart of Notting Hill with secure off-street parking. The entrance to the property can be accessed from either Elgin Mews to the rear, or from Ladbroke Grove at the front of the period building. The well designed apartment has two generously sized bedrooms, both with en-suite bathrooms, a guest cloakroom and a separate utility room. A beautifully designed open plan kitchen with fully integrated units and separate dining area. This unusually quiet home, with the extremely well presented reception room to the rear of the property leading on to the spacious garden which is adaptable to have a fully secure car parking space. The property has been recently renovated to a very high standard and boasts modern interiors, and a ceiling height of just over 2,4m. There is underfloor heating throughout, except in the bedrooms which is carpeted and has radiators. The flat also benefits from direct access via the Mews to the rear. The vendor is currently in the process extending the lease to 125 years.

AT A GLANCE

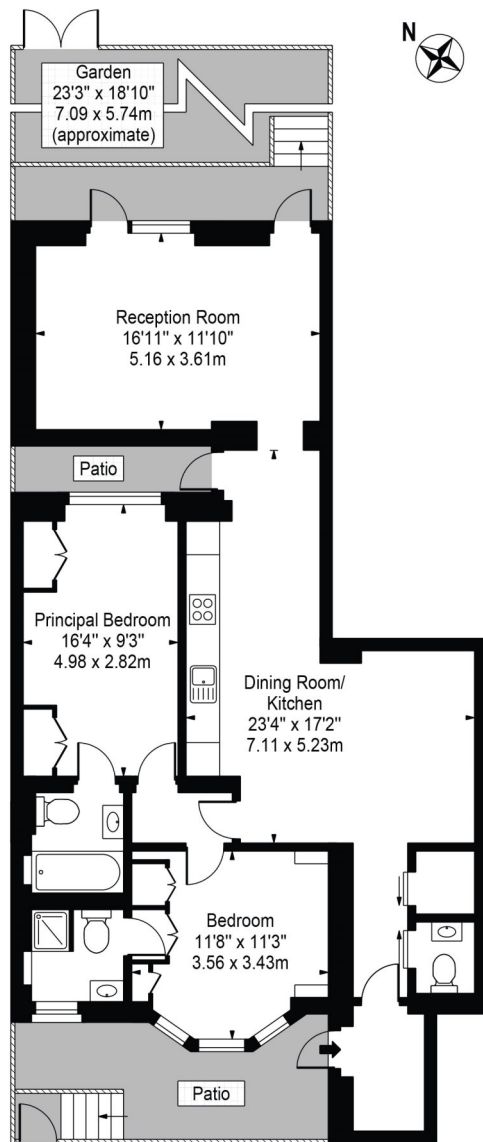
- Two Bedrooms
- Two Bathrooms
- Cloakroom/WC
- Beautiful East Facing Garden
- Renovated to a very High Standard
- Lease being Extended to 125 Years
- Service Charges £1200 pa
- EPC Rating C





Ladbroke Grove

Approx. Gross Internal Area 982 Sq Ft - 91.23 Sq M



Lower Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
Copyright Morriarti Photography & Design LTD

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.