



LADBROKE GARDENS, W11

£900,000 SHARE OF FREEHOLD (778 YEARS REMAINING)

A LARGE, SOUTH FACING, ONE BEDROOM APARTMENT, WITH A PRIVATE GARDEN AND ACCESS TO THE MUCH SOUGHT AFTER STANLEY GARDENS NORTH GARDEN SQUARE.

1 Bedroom, 1 Reception Room, 1 Bathroom, Flat/Apartment, Basement, Patio, Communal Gardens, 779 Approx Sq Ft

Winkworth

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DESCRIPTION:

This bright, south facing flat is entered on the ground floor and situated on the lower ground floor, of a terraced period conversion situated on this prestigious Notting Hill road. Benefitting from good ceiling height throughout, the accommodation extends to 831sq.ft (Inc. Storage) and comprises; ground floor entrance, entrance hall, open plan kitchen/dining/reception room, bedroom, bathroom, and a number of large storage areas. A private south facing terrace is accessed from the reception room and to the rear of the building are the tranquil Stanley Gardens North communal gardens.

LOCATION:

Ladbroke Gardens is prestigious residential street running through the heart of Notting Hill, between Westbourne Grove and Ladbroke Grove, a short stroll from most of the area's most fashionable shops, bars and restaurants and from Notting Hill Gate and its many transport links. In recent times many of the local restaurants have added al-fresco dining terraces, and are all within an easy walk. The recently opened Elizabeth Line and the Heathrow express are easily accessed from Paddington Station which is a short distance

LOCAL AUTHORITY AND COUNCIL TAX BAND:

Royal Borough of Kensington and Chelsea (Band E)

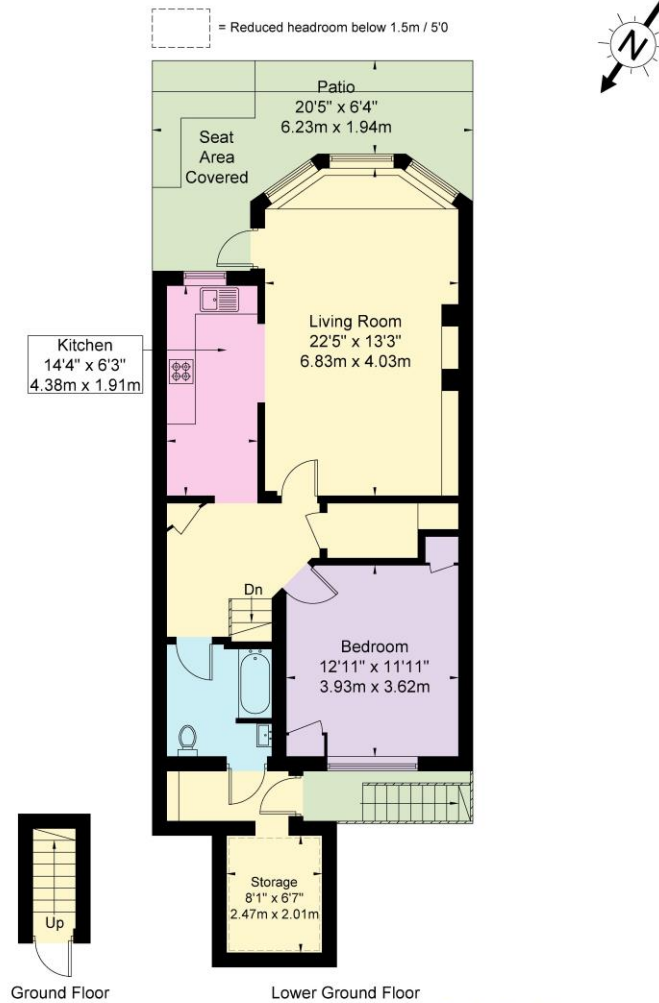


Ladbroke Gardens W11 2PY

Approx Gross Internal Area = 72.4 sq m / 779 sq ft

Storage = 4.9 sq m / 52 sq ft

Total = 77.3 sq m / 831 sq ft



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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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			
92-100	A		
81-91	B		
69-80	C	75	79
55-68	D		
39-54	E		
13-28	F		
1-12	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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