

Ladbroke Grove, W10

OFFERS OVER £400,000 *Leasehold*

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Set on the third floor of a Victorian building, this bright two-bedroom apartment offers well-proportioned accommodation and excellent potential in a sought-after Ladbroke Grove location. In need of modernisation, the property presents a wonderful opportunity for a buyer to create a home to their own taste, with an abundance of natural light adding to its appeal.

KEY FEATURES

- Two double bedrooms
- Third-floor apartment
- Victorian building
- Separate reception room
- Abundance of natural light
- In need of modernisation
- Close to Portobello Road and Golborne Road





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The accommodation comprises two double bedrooms, a separate reception room, a kitchen and a family bathroom. The reception room provides a comfortable setting for relaxing and entertaining, while the two double bedrooms offer flexibility for those needing a guest room or space to work from home.

Ideally positioned for the independent shops, cafés and restaurants of Ladbroke Grove, the apartment is also within easy reach of the renowned Portobello Road market and vibrant Golborne Road, with its neighbourhood favourites, antique shops and popular eateries. Ladbroke Grove Underground station is a short walk away, with numerous bus routes nearby providing convenient connections across London.



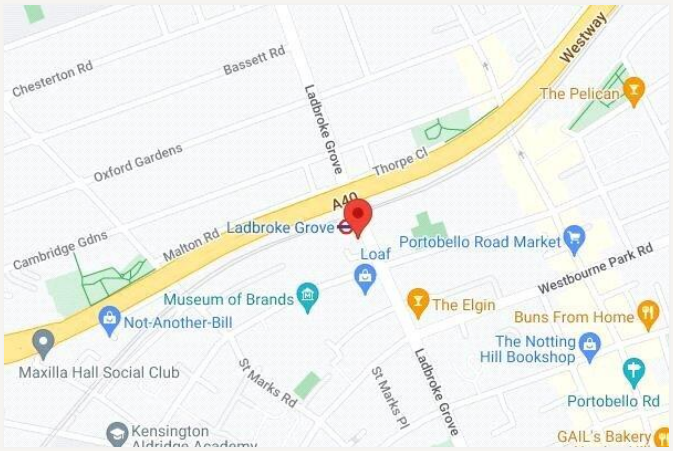










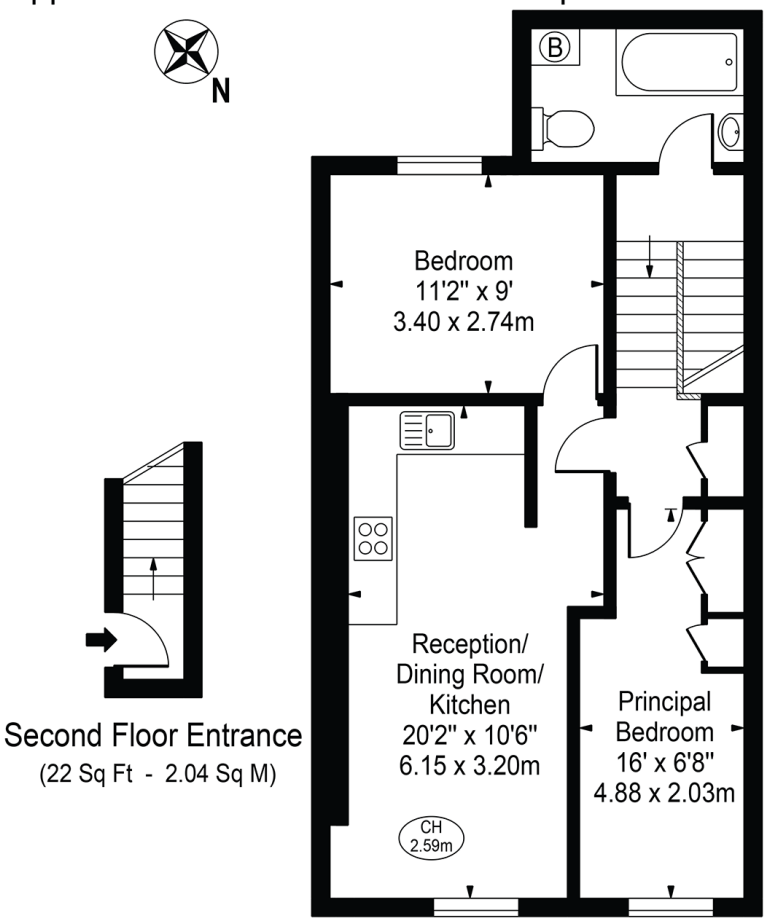


MATERIAL INFO

Tenure: Leasehold
Term: 88 year and 11 months
Service Charge: £1300 per annum
Ground Rent: £ 250 Annually
Council Tax Band: RBKC Band C
EPC rating: D

Ladbroke Grove

Approx. Gross Internal Area 567 Sq Ft - 52.68 Sq M



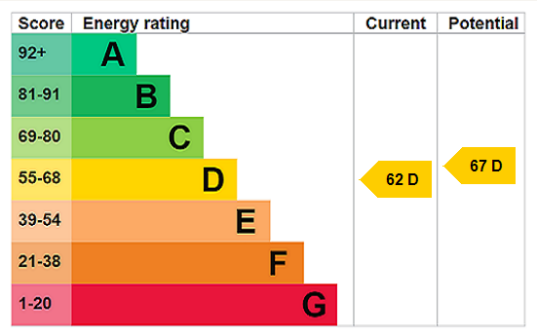
Third Floor

(545 Sq Ft - 50.63 Sq M)

For Illustration Purposes Only - Not To Scale

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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