



Ledbury Road, W11

£1,795,000 *Leasehold*



A wonderfully refurbished two bed, two-bathroom maisonette with the most fantastic roof terrace overlooking Notting Hill.

KEY FEATURES

- Maisonette
- 2 Bedroom
- Large Roof Terrace
- Striking Herringbone Wood Floor
- Light-filled open plan reception



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...



This exceptional maisonette has been fully refurbished and finished to the highest standard. Entry is on the first floor, with stairs leading past a bright landing to the second floor, where you'll find two spacious ensuite bedrooms. The principal suite boasts an enviable walk-in wardrobe.

On the top floor, a beautifully light-filled open-plan reception, dining, and kitchen area is enhanced by striking herringbone-engineered wood flooring. From here, a final staircase ascends to the property's standout feature: one of the finest roof terraces in the neighbourhood. With far-reaching views, it offers the perfect setting for al fresco entertaining.

Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



MATERIAL INFORMATION

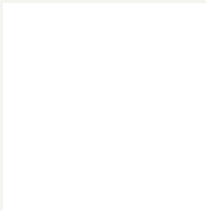
Tenure: Leasehold
Term: 998 year and 4 months
Service Charge: £1200 per annum
Council Tax Band: C (RBKC)
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



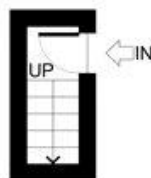
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	71 C
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

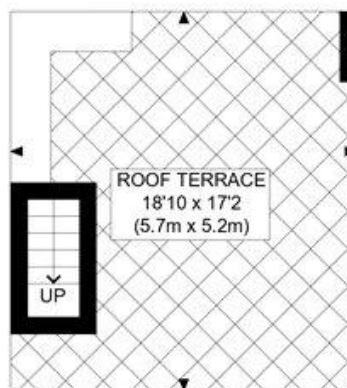


<https://www.winkworth.co.uk/sale/property/NHS250028>

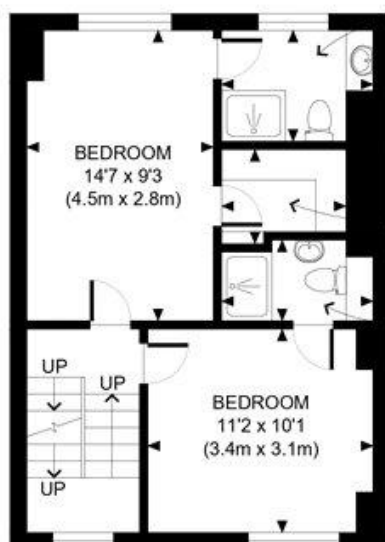
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 18 SQ FT



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 15 SQ FT

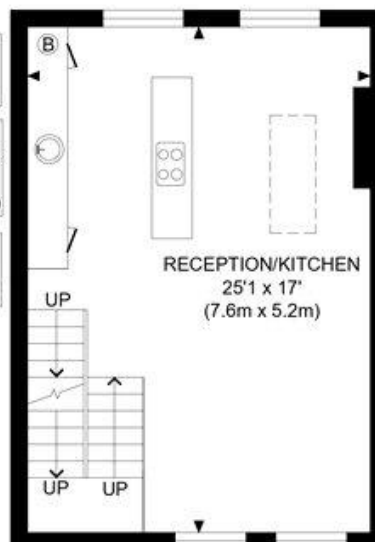


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 428 SQ FT

EN-SUITE
7'6 x 5'6
(2.3m x 1.7m)

WALK-IN-
WARDROBE
6'2 x 4'8
(1.9m x 1.4m)

EN-SUITE
7'6 x 4'
(2.3m x 1.2m)



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 426 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 887 SQ FT/ 82 SQM

Winkworth

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS © 2015

Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

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.