



Ledbury Road, W11

£4,000,000 *Freehold*

4  3  2 

A charming four-storey over garden-level period home extending to 2,248 sq. ft., featuring a west-facing garden and off-street parking to the front for two cars.

KEY FEATURES

- Charming Period Home
- Off Street Parking for 2 Cars
- West Facing Rear Garden
- Self-Contained Basement Flat
- Wonderful Period Features
- Situated in RBKC



Notting Hill Sales

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A charming period house arranged over several floors, with a separate self-contained basement flat, on one of Notting Hill's most sought-after streets, offering generous space and excellent potential. The property retains many attractive original features and presents a wonderful opportunity to upgrade and create a superb family home. Entered on the raised ground floor the hallway leads to the interconnecting dining room and kitchen with lovely French Doors opening to the west facing garden. The first floor features an impressive double reception room with high ceilings and access to a balcony. Upstairs, several well-proportioned bedrooms are arranged across the upper floors, including a particularly large top floor bedroom with its own balcony and ensuite.

On the lower ground floor is a self-contained, one bedroom, basement flat.

A driveway provides valuable off-street parking for two cars. The garden to the rear is an oasis in central London having been lovingly maintained by the owners over many years and features a large pond and lawn.

Ledbury Road is one of Notting Hill's most sought-after streets, running north from Westbourne Grove. Just moments away are many of the area's most fashionable boutiques, delis, and restaurants.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: G (RBKC)
EPC rating: C
Is the property listed: Property is not listed

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



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



<https://www.winkworth.co.uk/sale/property/NHS170268>

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.



LEDBURY ROAD, W11
APPROXIMATE GROSS INTERNAL AREA
2274 Ft² - 211.23 M²
(INCLUDING EXTERNAL STORE)
STORE : 26 Ft² - 2.39 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
 CH - Ceiling Height



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