



LADBROKE CRESCENT, W11  
**£2,500 PER MONTH** FURNISHED

Winkworth



## LADBROKE CRESCENT, W11

A beautifully presented top-floor one-bedroom flat situated on the peaceful and highly sought-after Ladbrooke Crescent.

Accessed via the second floor, the property benefits from the additional sense of space provided by the private staircase leading up to the third floor. The flat comprises a spacious open-plan reception room with a modern fully fitted kitchen, creating an ideal space for both relaxing and entertaining.

The generous double bedroom offers excellent built-in storage, complemented by a stylish contemporary bathroom finished to a high standard.

Ideally located close to the vibrant amenities of Ladbrooke Grove, Portobello Road, and the ever-popular Golborne Road, the property also enjoys excellent transport connections, with Ladbrooke Grove Underground Station just a short walk away alongside numerous bus links providing easy access across London.

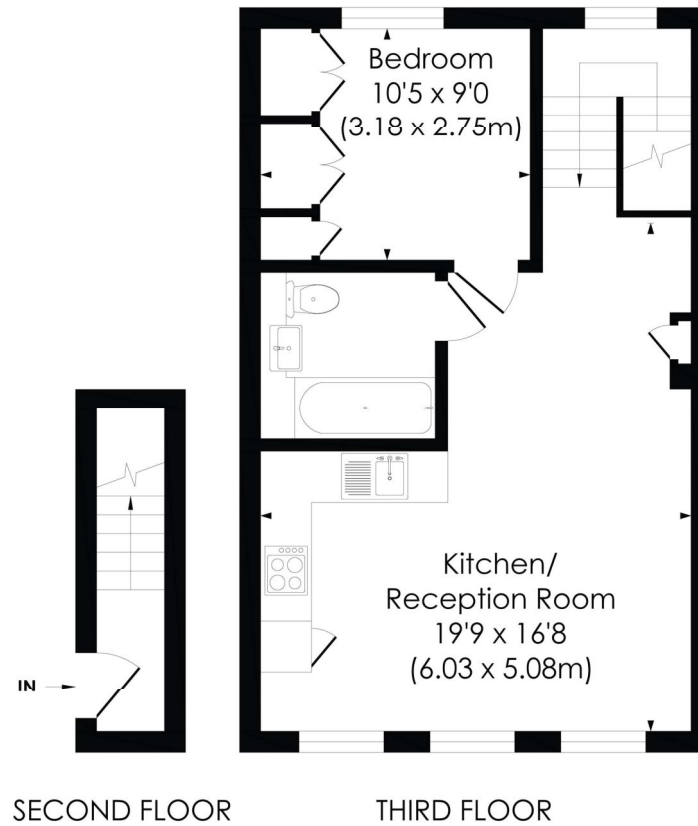




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Approx. Gross Internal Floor Area

490 Sq. ft/45.48 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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