



LADBROKE GROVE, W11  
**£1,750,000 SHARE OF FREEHOLD**

**A WONDERFULLY SPACIOUS AND BRIGHT THIRD AND FOURTH FLOOR MAISONETTE, WITH A WEST FACING TERRACE BOASTING PANORAMIC VIEWS, AS WELL AS ACCESS TO MUCH SOUGHT-AFTER COMMUNAL GARDENS.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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### DESCRIPTION:

A Stunning Refurbished Upper-Maisonette with West-Facing Terrace and Access to Communal Gardens. Occupying the third and fourth floors of an elegant period building, this beautifully refurbished upper-maisonette offers just under 1,024 sq. ft of thoughtfully designed living space. Finished to an exceptional standard by the current owners.

The third floor comprises three spacious double bedrooms, including a superb principal suite with en-suite bathroom, as well as a stylish separate family bathroom. Stairs lead to a striking fourth-floor reception room that spans the full width of the building, featuring a charming fireplace and magnificent sliding doors opening onto a generous west-facing terrace. The terrace offers stunning far-reaching views — perfect for relaxing or entertaining. Adjacent to the reception room is a well-appointed kitchen with sleek fitted wall and base units and views over the beautifully maintained Arundel & Elgin communal gardens, to which residents have exclusive access.

This exceptional home offers a rare opportunity to enjoy elegant period living with all the benefits of modern refurbishment, outdoor space, and access to one of the area's most desirable garden squares.

### LOCATION:

Ladbroke Grove runs north south through the heart of Notting Hill; the property is ideally positioned at the bottom of the hill, encircled by Elgin Crescent within easy walking distance of the shops and restaurants of Westbourne Grove and the many transport links of Notting Hill Gate.







# LADBROKE GROVE, W11

APPROXIMATE GROSS INTERNAL AREA

1024 Ft<sup>2</sup> - 95.08 M<sup>2</sup>

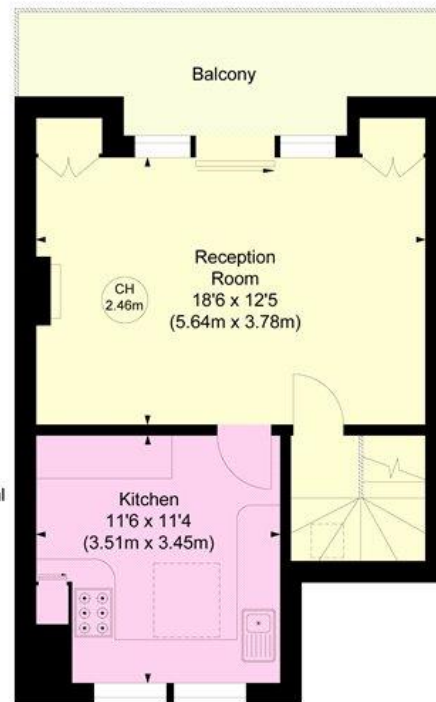
(EXCLUDING COMMUNAL SPACE)

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



THIRD FLOOR



FOURTH FLOOR

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		71 C
39-54	E	48 E	
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Service Charge:** £4,380 per annum

**Council Tax Band:** G (RBKC)

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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