



LEDBURY ROAD, W11
£785,000 LEASEHOLD

A BEAUTIFULLY REFURBISHED ONE BEDROOM, FIRST FLOOR APARTMENT WITH A LARGE SOUTH FACING TERRACE, LOCATED IN THE HEART OF NOTTING HILL.

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

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DESCRIPTION:

This charming first floor flat has been entirely refurbished and is flooded with natural light throughout. The accommodation comprises; large openplan kitchen/dining/ Reception Room with two tall Sash windows leading to the front balcony with ornamental iron railings. The bedroom, with an ensuite shower room is quietly situated to the rear, with French doors leading to the west facing balcony, perfect for long summer evenings. There is the benefit of a separate study, with windows on three sides. While refurbished throughout the flat retains many period features, such as high ceiling, sash windows and decorative cornicing.

Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

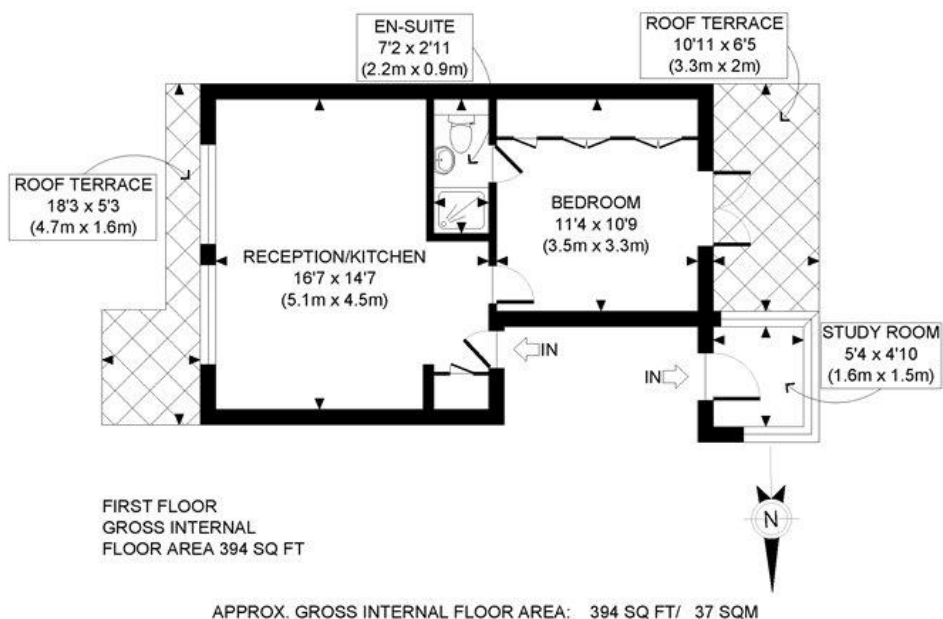
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

LOCATION:

Ledbury Road is a very popular street at the heart of Notting Hill running north from Westbourne Grove with many of the area's most fashionable boutiques, delis and restaurants a moment's walk away.





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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
BIG STEP SMALL STEP PROPERTY PHOTO PLANS

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 999 year and 0 months

Service Charge: £500 per annum

Council Tax Band: D (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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