



LADBROKE ROAD, W11
£795 PER WEEK (£3,445.00 PCM) UNFURNISHED

**A BEAUTIFULLY PRESENTED TWO BEDROOM FLAT
 IN A FANTASTIC LOCATION.**

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

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DESCRIPTION:

The property comprises spacious reception room with wood floors and lovely views over a garden, immaculate and fully fitted kitchen with integrated appliances, large double bedroom with ample storage, second double bedroom overlooking the garden and a stunning fully tiled bathroom. The pretty period building is conveniently located for the shops and transport of both Holland Park and Notting Hill. The property further benefits from the right to apply for use of Ladbroke Square Gardens one of the area's most popular and sought-after communal garden squares (charges may apply). The property is offered unfurnished and viewings are highly recommended.

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>

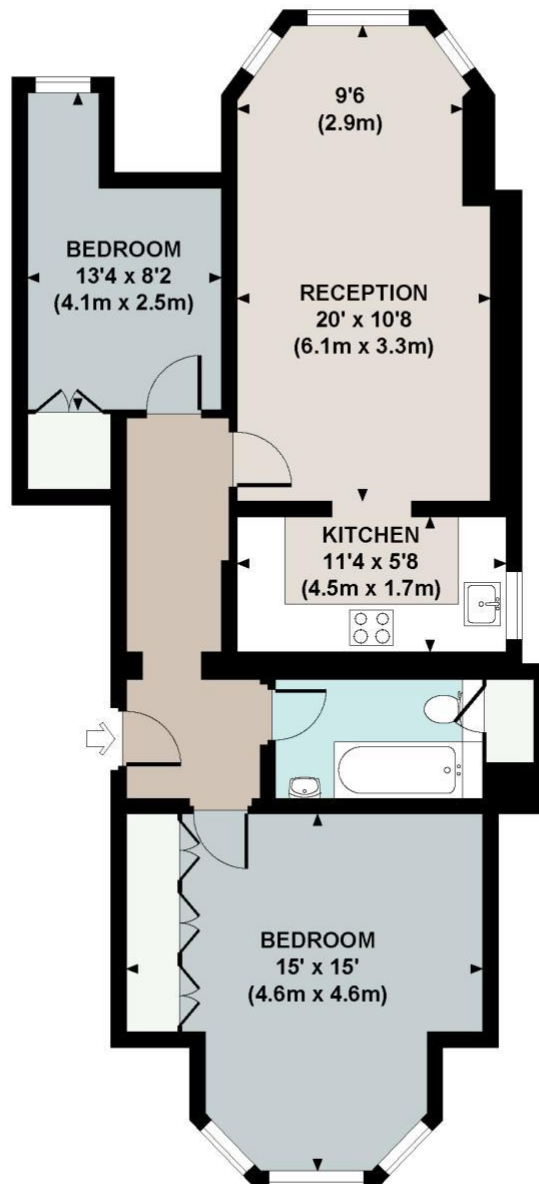
LOCATION:

Ladbroke Road runs north of and parallel to Holland Park Avenue. This imposing residential street is conveniently located within walking distance of both the tube stations at Holland Park and Notting Hill gate on the central line.



LADBROKE ROAD, W11

Approx. gross internal area
726 Sq Ft. / 67.5 Sq M.

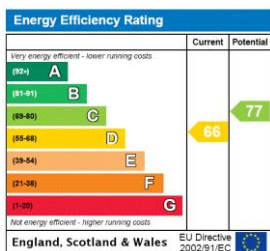


LOWER GROUND FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013
Dowling Jones Design www.dowlingjones.com 020 7610 9933

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.



Deposit: £3,975

Holding Deposit: £795

Council Tax Band: F (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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