



Ladbroke Square, W11

£750,000 *Share of Freehold*



A wonderfully refurbished second floor apartment with a separate study room and access to Ladbroke Square Communal Gardens.

KEY FEATURES

- Recently Refurbished
- Access to Ladbroke Square Communal Gardens
- Located in RBKC
- Separate Study/Guest Bedroom
- Built in Wardrobes
- Wooden Flooring



Notting Hill Sales

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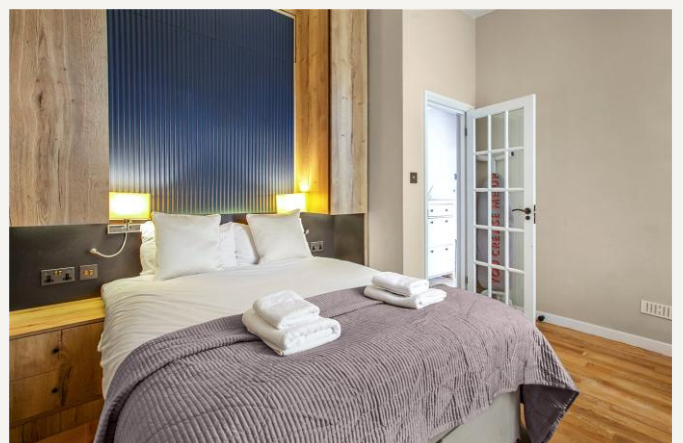
for every step...



Having recently undergone a comprehensive full refurbishment, this bright second-floor apartment is presented in immaculate condition. The well-proportioned accommodation comprises a welcoming entrance hall, an open-plan kitchen and reception room, a spacious double bedroom, and a contemporary shower room. A distinct highlight is the separate study/guest bedroom, accessed independently from the flat, providing ideal home office space or bonus accommodation. The fully fitted kitchen is stylish and modern, featuring integrated appliances and sleek polished stone worktops, while the main bedroom offers excellent built-in cabinetry and storage. Positioned opposite Ladbroke Square, the property is eligible for membership access to these highly coveted communal gardens.



Ladbroke Square is a stunning garden square at the heart of Notting Hill. The property is located on the southern side and is a short walk from the abundant amenities of both Notting Hill Gate and Holland Park Avenue.



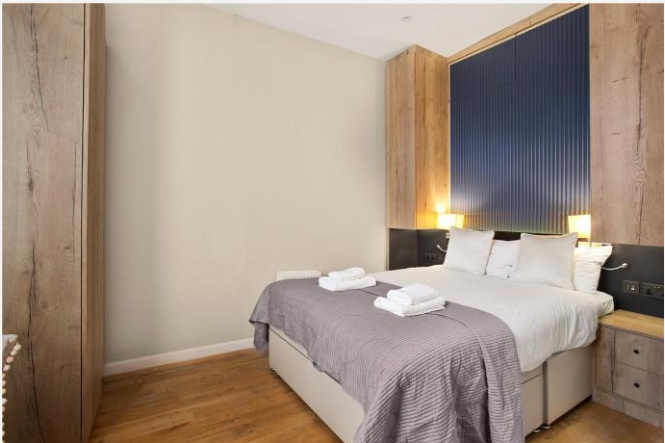
MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 964 years and 3 months
Service Charge: £1300 per annum
Ground Rent: N/A
Council Tax Band: E (RBKC)
EPC rating: E
Is the property listed: Property is not listed



UTILITIES

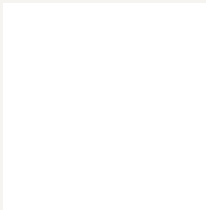
Electricity – Mains
Water – Mains
Sewerage – Mains
Heating – Gas
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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



<https://www.winkworth.co.uk/sale/property/NHS240289>

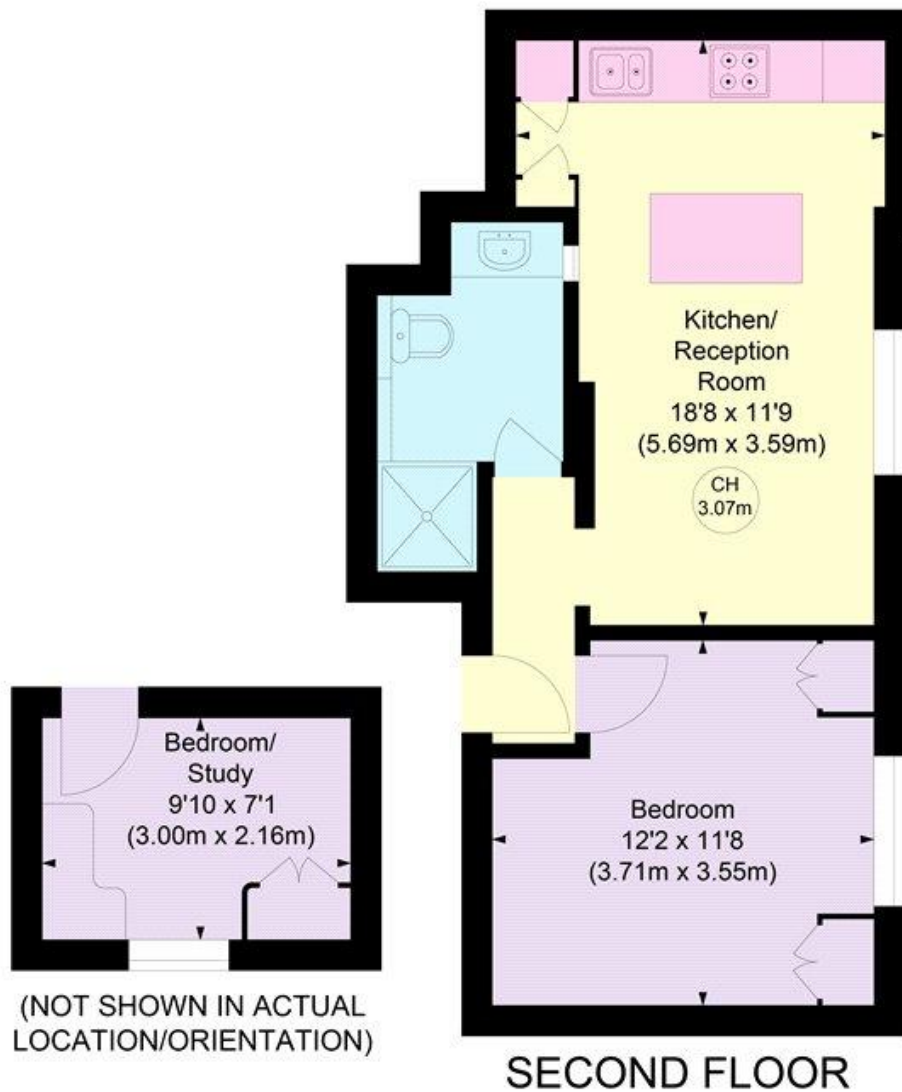
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

LADBROKE SQUARE, W11

APPROXIMATE GROSS INTERNAL AREA
478 Ft² - 44.38 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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