



LADBROKE GROVE, W10
£429,900 TO BE ADVISED

A GREAT ONE BEDROOM FIRST FLOOR FLAT

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

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DESCRIPTION:

This great one bedroom flat is set on the first floor of this Victorian building. The property comprises of a large double bedroom, well proportioned kitchen, separate living room and a family bathroom. The flat also benefits from high ceilings and an abundance of light.

The property is close to the many amenities of Ladbroke Grove, Portobello and the ever trendy Golborne road. Ladbroke Grove station is a short walk away as well as many other transport links to take you all over London.

AT A GLANCE

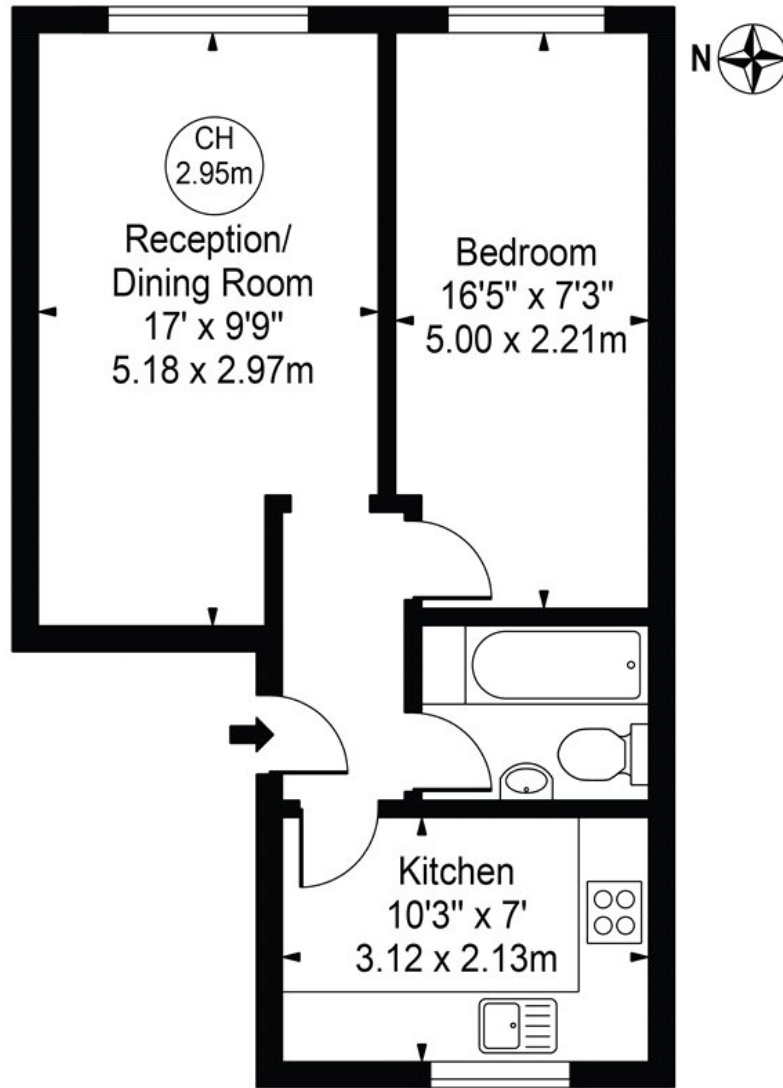
- One Bedroom Flat
- High Ceilings
- Great Location
- First Floor
- Exceptionally Close to the Ladbroke Grove Tube Station
- EPC Rating C
- Service Charges £1300
- Ground Rent TBC





Ladbroke Grove

Approx. Gross Internal Area 429 Sq Ft - 39.86 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure:

Term:

Service Charge: £1300 per annum

Ground Rent: TBC

Council Tax Band:

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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