



LADBROKE GROVE, W10
OFFERS OVER £400,000 LEASEHOLD

STYLISH ONE-BEDROOM FLAT IN THE HEART OF LADBROKE GROVE

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

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DESCRIPTION:

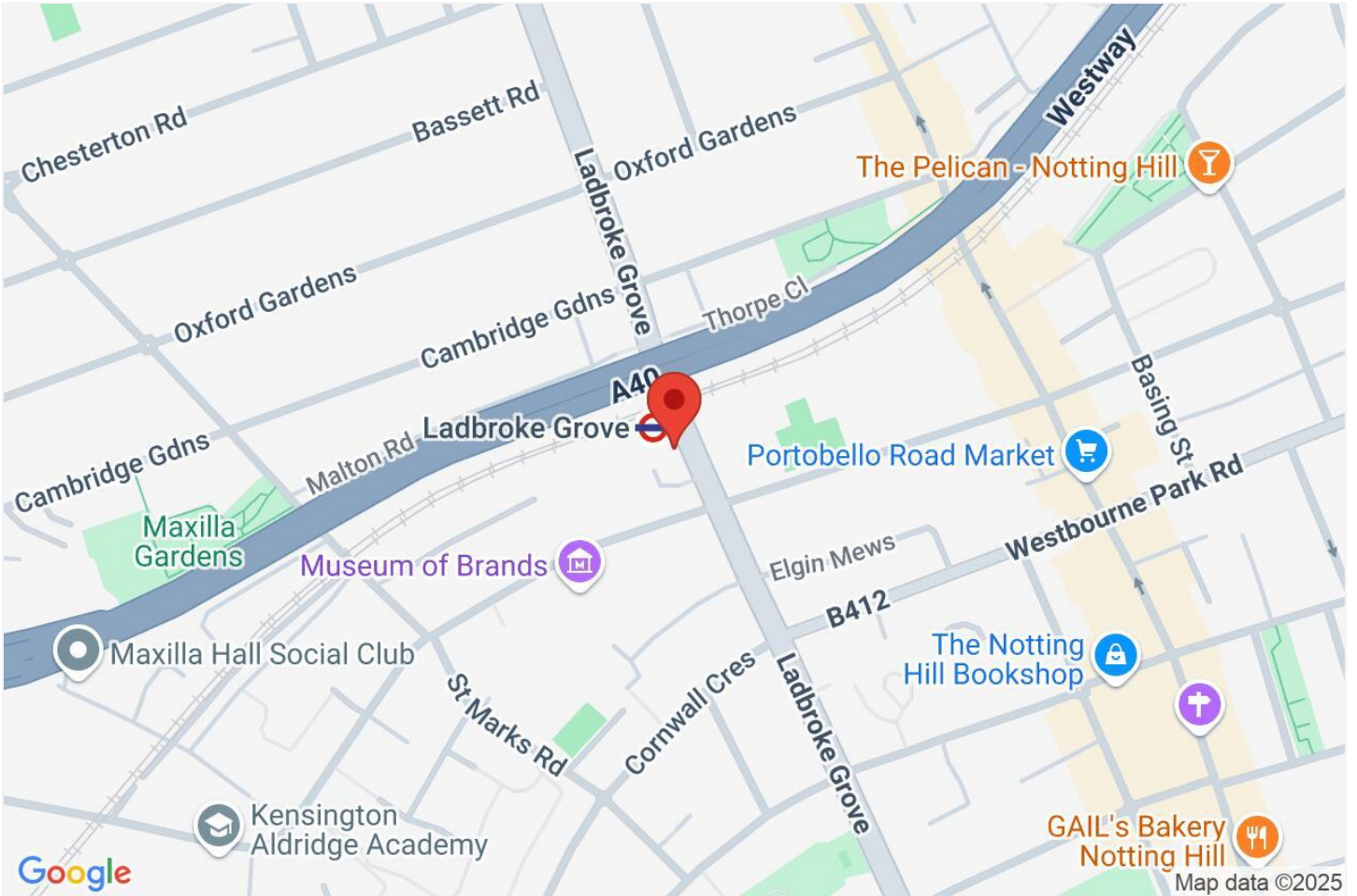
Set on the second floor of a charming Victorian building, this beautifully presented one-bedroom flat combines classic elegance with modern comfort. Step inside to discover a spacious double bedroom, a generously sized kitchen perfect for cooking and entertaining, a bright and airy living room, and a sleek family bathroom. With soaring high ceilings and large windows, the flat is flooded with natural light, creating a warm and inviting atmosphere throughout.

Located just moments from the vibrant energy of Ladbroke Grove, the world-famous Portobello Road Market, and the ultra-trendy Golborne Road, you'll have some of West London's best cafes, boutiques, and cultural hotspots right on your doorstep. Excellent transport links, including Ladbroke Grove station just a short stroll away, make getting around the city effortless. This is West London living at its best – don't miss your chance to view!

AT A GLANCE

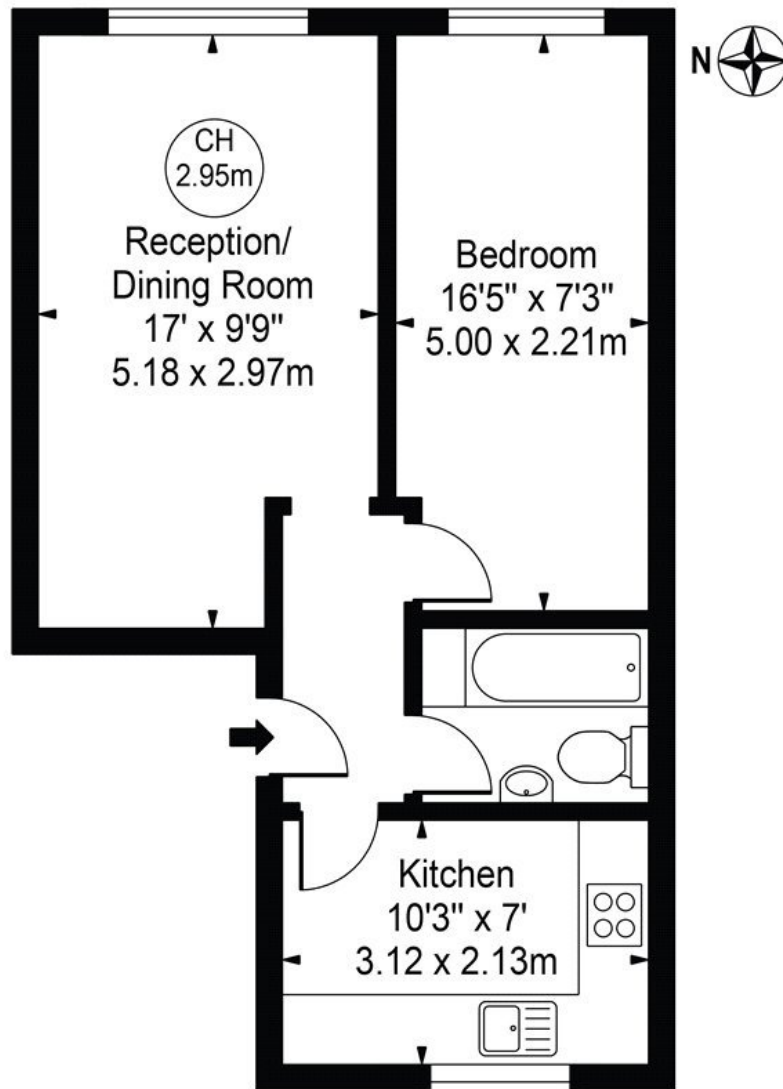
- Charming Victorian Building
- Spacious Double Bedroom
- Bright separate living room
- Modern kitchen
- Wooden floors throughout
- High ceilings throughout
- Trendy location
- Excellent transport links
- EPC Rating C





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 90 years

Service Charge: £1,300 per annum

Ground Rent: £ 250

Council Tax Band: RBKC Band C

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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