

LADBROKE GROVE, W11
£1,200,000 SHARE OF FREEHOLD

**AN ELEGANT AND CLASSIC FIRST FLOOR, ONE BEDROOM,
 APARTMENT WITH STUNNING VIEWS AND ACCESS TO PRIVATE
 COMMUNAL GARDENS, IN THIS PRIME NOTTING HILL POSITION.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk 178
 Westbourne Grove, London, W11 2RH

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SUMMARY:

An elegant and classic first floor, one bedroom, apartment with stunning views and access to private communal gardens, in this prime Notting Hill position. This superb flat has amazing ceiling height throughout and plenty of period features including, original wooden floors, fireplace, original window shutters and beautiful cornicing and ceiling roses throughout. The flat further benefits from a fantastic west facing reception room with three large arched windows looking out over the communal gardens of Lansdowne Crescent (of which it has access to - charges may apply). To the front is a lovely double bedroom with fantastic storage and refurbished bathroom. The property is located in a conservation area.

ADDITIONAL INFORMATION

Electricity – Mains

Water – Mains

Sewerage – Mains

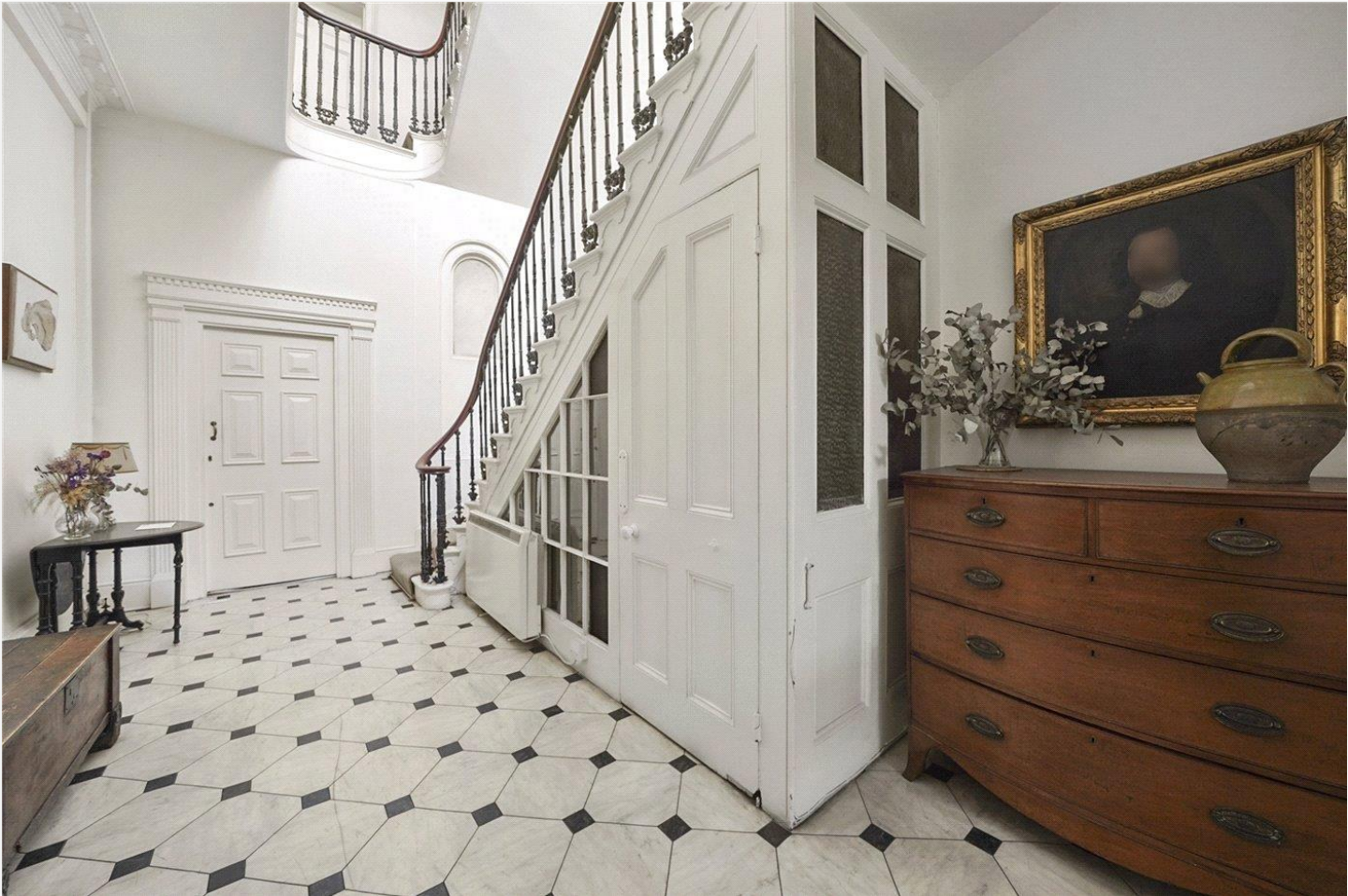
Heating – Gas

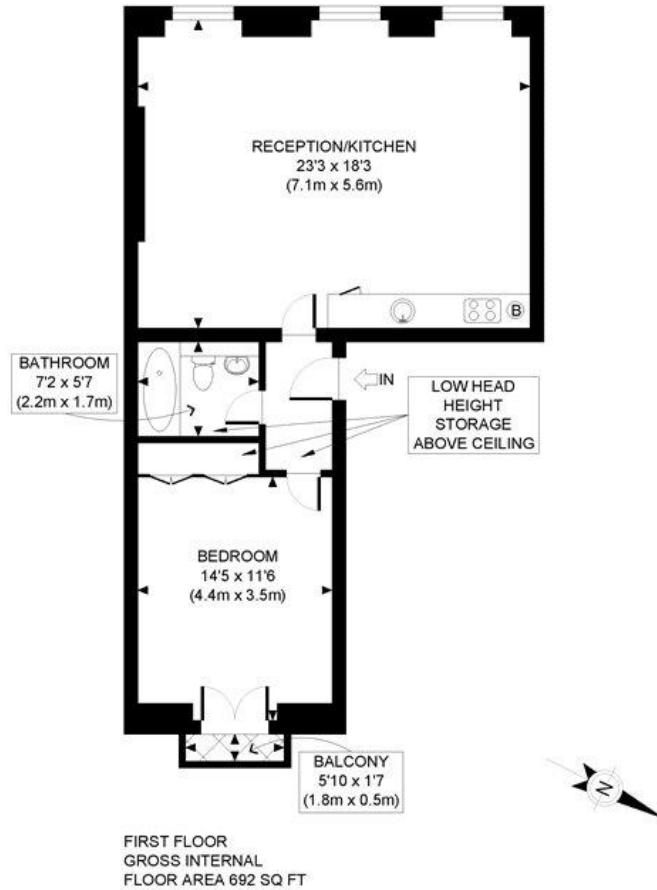
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

LOCATION:

Ladbroke Grove runs north south through the heart of Notting Hill; the property is ideally positioned at the top of the hill, encircled by Lansdowne Crescent, within easy walking distance of the shops and restaurants of Westbourne Grove, Portobello Road and the many transport links of Notting Hill Gate and Holland Park Avenue.





APPROX. GROSS INTERNAL FLOOR AREA: 692 SQ FT/ 64 SQM

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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
020 727 3227 3218 (LONDON) 0113 276 1111

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		
(95+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	56
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Share of Freehold

Term: 99 year and 4 months

Service Charge: £4,000 per annum

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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