



LEDBURY ROAD, W11  
**£1,375,000 LEASEHOLD**

**A CONTEMPORARY, TWO BED, TWO BATH APARTMENT IN THE HEART OF NOTTING HILL WITH ONE OF THE LONDON'S FINEST FOOD SHOPS LITERALLY AT ITS DOORSTEP.**

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

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## DESCRIPTION:

This lovely apartment forms the upper half of a stucco fronted building with access from ground floor level and is presented in a contemporary style. Stairs from the front door lead up to a semi open first floor space with elegantly proportioned reception to the front, modern kitchen to the rear. Above on the first floor are two equally proportioned bedrooms, both with en suite slate tiled bathroom rooms.

## 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>

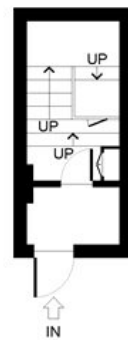
## LOCATION:

Ledbury Road runs through the heart of Notting Hill and the property is just to the north of its junction with Westbourne Grove, with some of London's most fashionable boutiques and restaurants just moments away.









GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 82 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 854 SQ FT/ 79 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**  
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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		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		



**Tenure:** Leasehold

**Term:** 999 years

**Service Charge:** TBC

**Council Tax Band:** E (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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