



LADBROKE GROVE, LONDON, W11  
£500,000 LEASEHOLD

A WELL LOCATED SUPERB ONE BEDROOM  
FLAT ON THE TOP FLOOR OF THIS PERIOD  
BUILDING

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## DESCRIPTION:

This spacious interior designed one bedroom flat is set on the third floor of this red brick Victorian building. The property comprises of a large double bedroom, well proportioned high quality open plan kitchen/living room and a beautifully designed bathroom. The flat also benefits from high ceilings, solid floor boards, sash windows and an abundance of light and storage space.

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

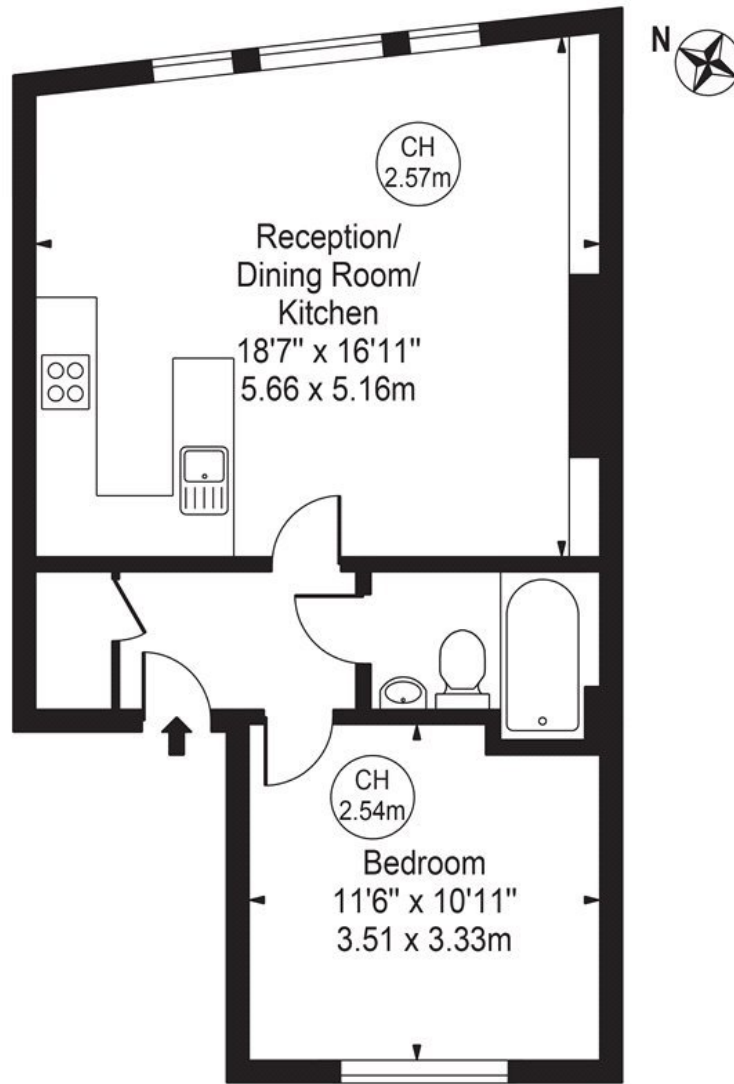
- Top Floor Flat
- One Bedroom
- Artistically finished
- Great location
- Two Minutes Walk from Ladbroke Grove Tube Station
- Close to Portobello Market
- Abundance of Natural Light
- EPC Rating C





# Ladbroke Grove

Approx. Gross Internal Area 523 Sq Ft - 48.59 Sq M



## Third 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	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold  
**Term:** Expires - 31/12/2172  
**Service Charge:** £700 per annum  
**Ground Rent:** Peppercorn  
**Council Tax 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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