



LADBROKE CRESCENT, W11
£575,000 SHARE OF FREEHOLD

**IMMACULATE FIRST FLOOR FLAT ON THE
STUNNING LADBROKE CRESCENT**

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

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DESCRIPTION:

A fantastic first floor one bed flat on the ever quiet and colourful Ladbroke Crescent. The property benefits from high ceiling and large bright sash windows. The property compromises of a large open plan living room with a modern fully fitted kitchen. The double bedroom has an abundance of storage and the beautiful modern bathroom.

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
- Beautiful Conversion In The Ever-Famous "Colourful" Notting Hill Houses
- First Floor
- High Ceilings
- Fantastic Location
- Abundance Of Natural Light
- EPC Rating C

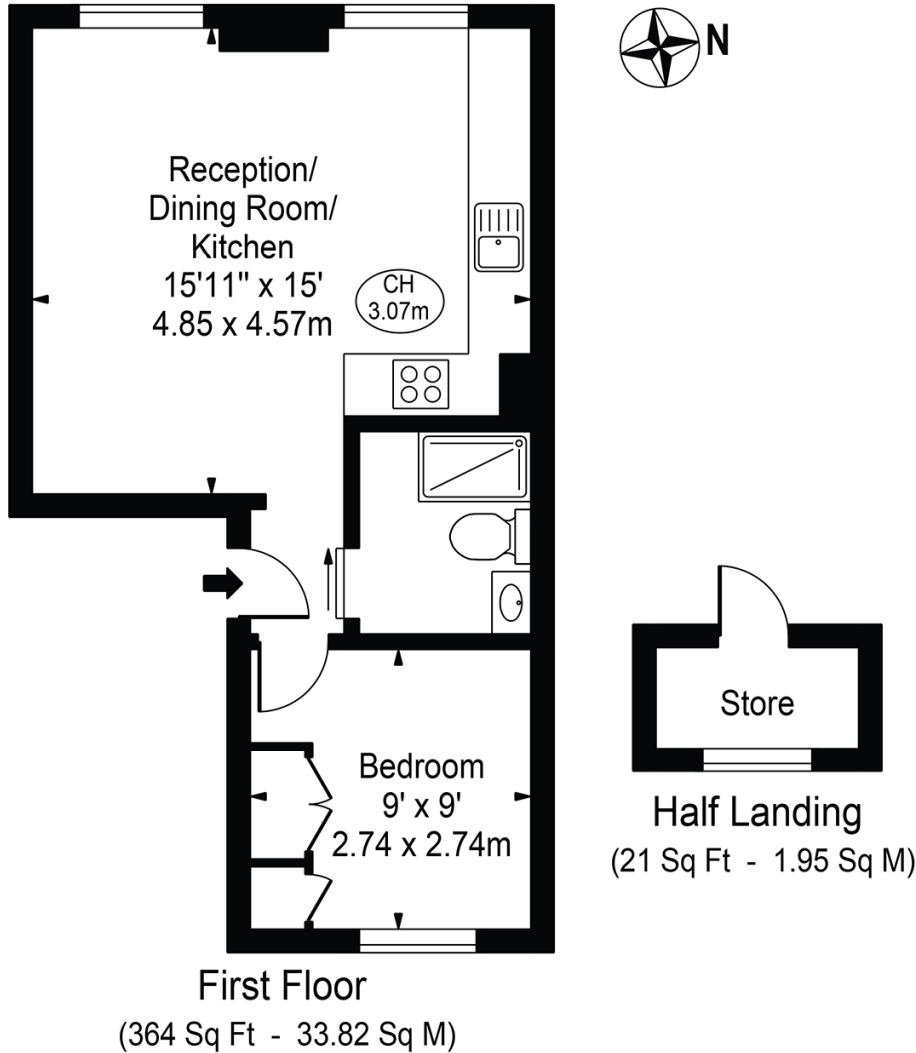




Ladbroke Crescent

Approx. Gross Internal Area 364 Sq Ft - 33.82 Sq M
(Excluding Store)

Approx. Gross Internal Area Of Store 21 Sq Ft - 1.95 Sq M



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	73	80
(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: Share of Freehold

Term: 988 year and 9 months

Service Charge: £2640 per annum

Ground Rent: Peppercorn

Council Tax Band: D

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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