



**LADBROKE GARDENS, W11**  
**£750 PER WEEK (£3,250.00 PCM) PART FURNISHED**

**A LARGE, SOUTH FACING, ONE BEDROOM APARTMENT,  
WITH A PRIVATE GARDEN AND ACCESS TO THE MUCH  
SOUGHT AFTER STANLEY GARDENS NORTH GARDEN SQUARE.**

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

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](http://winkworth.co.uk)

**Winkworth**

**for every step...**



## **SUMMARY:**

This wonderfully spacious one bedroom flat on the lower ground of this impressive period building which benefits from both two separate entrances, as well as a secluded private patio and the right to apply to the highly sought after Stanley North communal Gardens behind – (charges may apply).

Situated on this prestigious Notting Hill address, the flat comprises: Ground floor entrance, entrance hall, fully fitted eat in kitchen opening out to a very spacious reception room with pretty bay window, fireplace and good ceiling height – The property further benefits a spacious double bedroom with built in cupboard as well as a fantastic walk in wardrobe off the hallway, as well as a newly refurbished shower room leading though to addition vaulted storage areas and second private entrance.

The private south facing terrace is accessed from the reception room to the rear of the building and the property has recently been refurbished to a beautiful standard and viewings are highly recommended.

## **LOCATION:**

Ladbroke Gardens is a prestigious residential street running through the heart of Notting Hill, between Westbourne Grove and Ladbroke Grove, a short stroll from most of the area's most fashionable shops, bars and restaurants and from Notting Hill Gate and its many transport links. In recent times many of the local restaurants have added al-fresco dining terraces, and are all within an easy walk. The recently opened Elizabeth Line and the Heathrow express are easily accessed from Paddington Station which is a short distance away.

## **Utilities:**

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

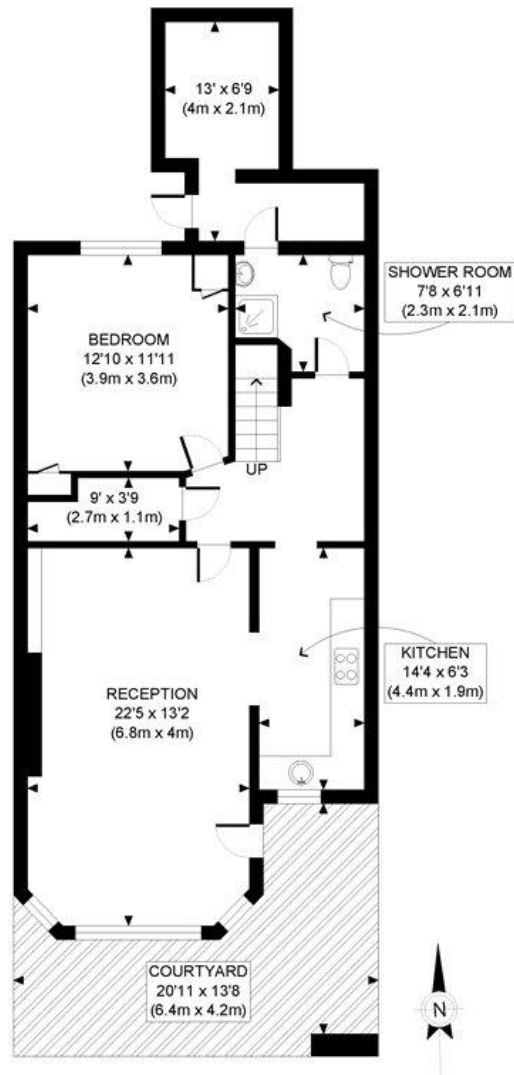
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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









LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 840 SQ FT

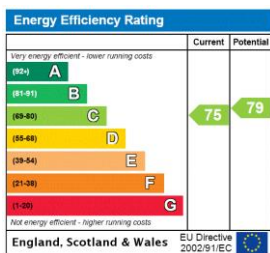
APPROX. GROSS INTERNAL FLOOR AREA: 840 SQ FT/ 78 SQM

**Winkworth**

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.com  
REAL ESTATE PHOTOGRAPHY & VIDEO

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.



**Deposit: £3,750**

**Holding Deposit: £750**

**Council Tax Band: E**

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.

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

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.