



LADBROKE SQUARE HOUSE, LONDON, W11
£995,000 LEASEHOLD

A TWO BEDROOM, TWO BATHROOM GARDEN FLAT IN THIS MOST PRESTIGIOUS APARTMENT BUILDING WITH THE RIGHT TO APPLY FOR ACCESS TO LADBROKE SQUARE GARDENS.

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

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DESCRIPTION:

Situated on the lower ground floor the apartment extends to 709 sq.ft and comprises; hallway with storage, spacious reception room with wood floors leading out to a secluded decked patio area and a fantastic garden room/office. The property further comprises separate fully fitted kitchen with window overlooking patio, master bedroom with ensuite bathroom and a further double bedroom with separate shower room. The famous Ladbroke Square Gardens are located directly opposite, and the property comes with the right to apply for access.

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:

Ladbroke Square is a stunning garden square at the heart of Notting Hill. The property is located on the southern side and is a short walk from the abundant amenities of both Notting Hill Gate and Holland Park Avenue.

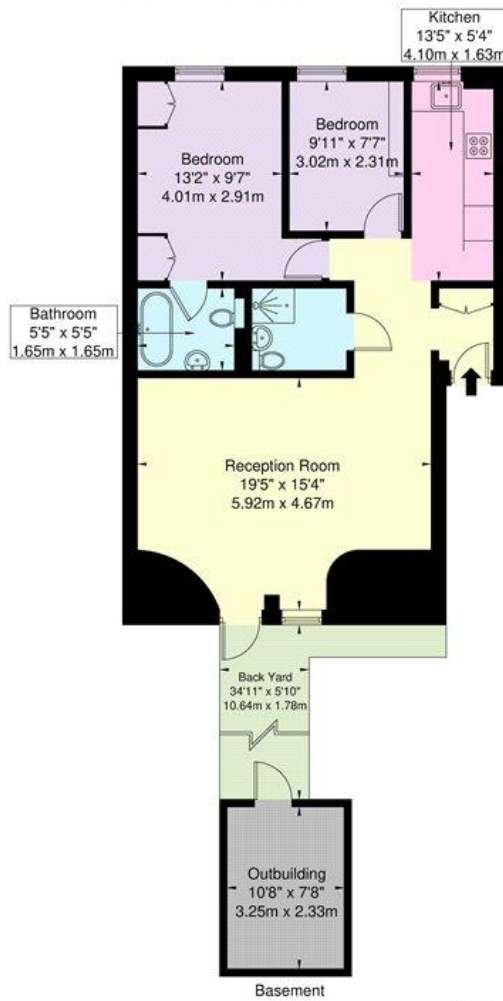


Ladbroke Square House W11

Approx. Gross Internal Area = 65.9 sq m / 709 sq ft

Outbuilding = 7.6 sq m / 82 sq ft

Total = 73.5 sq m / 789 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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.

Tenure: Leasehold

Term: 160 year and 10 months

Service Charge: £481 per annum

Ground Rent: Peppercorn

Council Tax Band: G (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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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