



**FLAT 4, LADBROKE GROVE HOUSE, 77 LADBROKE GROVE, LONDON, W11
£925,000 SHARE OF FREEHOLD**

**AN WONDERFULLY PRESENTED, EXTREMELY WELL PORTIONED
ONE BEDROOM RAISED GROUND FLOOR APARTMENT,
OVERLOOKING LANSDOWNE CRESCENT COMMUNAL GARDENS.**

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

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DESCRIPTION:

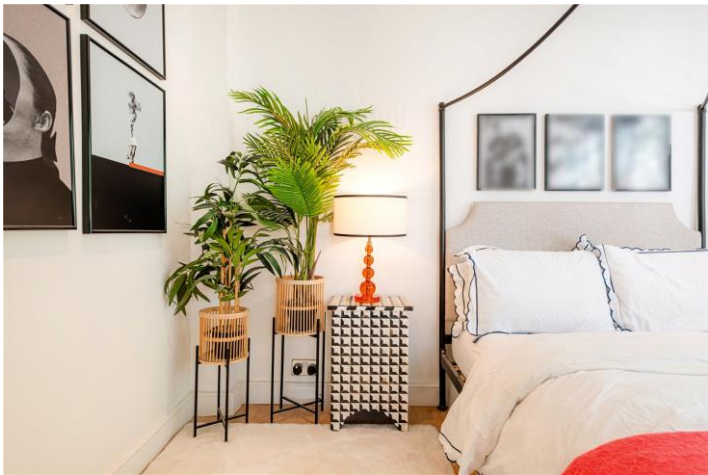
This charming flat extends to 672sq.ft and has recently been refurbished by the current owners. Situated on the raised ground floor of a purpose-built block, the apartment is quietly situated at the rear of the building. The accommodation comprises; open plan reception and dining room, separate kitchen, bathroom, and a large bedroom. West facing picture windows flood the space with light and provide wonderful views over Lansdowne Crescent Gardens. The gardens are accessed via a gate just to the side of the building.

LOCATION:

Ladbroke Grove runs north from Holland Park Avenue. The boutiques bars and restaurants of Westbourne Grove and Portobello Road are moments away, as are green spaces of Holland Park and the many transport connections of Holland Park Avenue and Notting Hill Gate.



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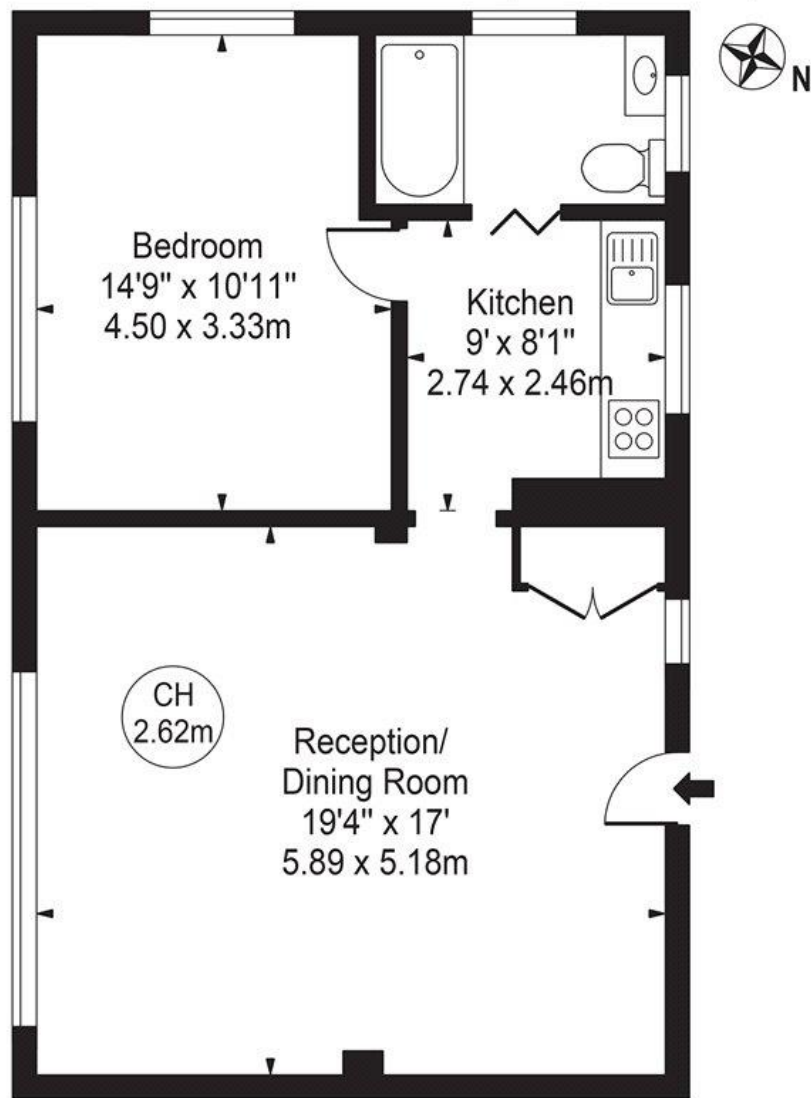


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Ladbroke Grove House

Approx. Gross Internal Area 672 Sq Ft - 62.43 Sq M



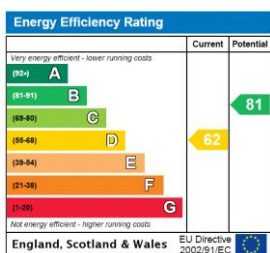
Raised Ground Floor

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.

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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: Share of Freehold

Term: 966 year and 7 months

Service Charge: £2,878 per annum

Ground Rent: N/A

Council Tax Band: RBKC Band F

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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