



LEDBURY ROAD, W11
£1,395,000 LEASEHOLD

A BRIGHT AND AIRY MAISONETTE IN THIS CHARMING PERIOD BUILDING ON THE MUCH SOUGHT AFTER LEDBURY ROAD JUST SECONDS FROM ALL THE AMENITIES OF WESTBOURNE GROVE AND PORTOBELLO ROAD.

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

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DESCRIPTION:

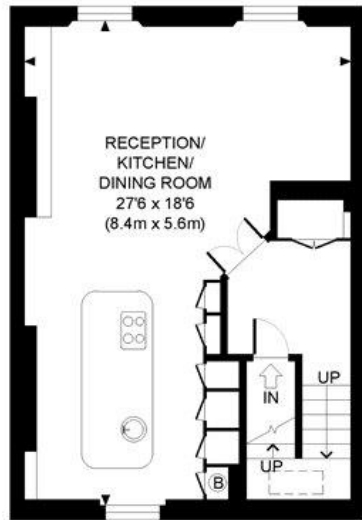
This superb flat comes to the market in excellent condition and is located in an enviable location, taking advantage of all the amenities of Notting Hill on the doorstep. Occupying the Second and Third floors of this period building, the accommodation extends to 951 sq.ft. On the second floor is a bright and spacious open plan kitchen sitting and dining room, upstairs, on the second floor there are two good sized double bedrooms, both with built in storage and a bathroom.

LOCATION:

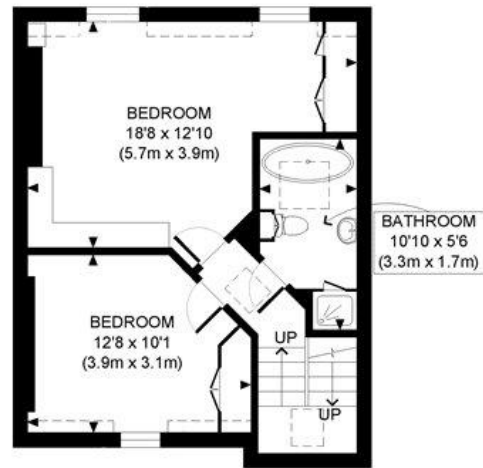
The property is situated is in close proximity to the highly fashionable addresses of Westbourne Grove, Ledbury Road and Portobello Road, and benefits from all the shopping and transport facilities of the local area. The green spaces of Kensington Gardens are also nearby.







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 509 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 442 SQ FT



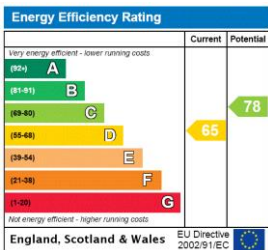
APPROX. GROSS INTERNAL FLOOR AREA: 951 SQ FT/ 88 SQM

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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
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.



Tenure: Leasehold

Term: 110 year and 9 months

Service Charge: £1210 per annum

Ground Rent: £ 200 Annually (subject to increase)

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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