

# LADBROKE GARDENS

LONDON W11





## A characterful Notting Hill flat with a sensational roof terrace and communal garden square access.

This spacious three-bedroom property offers wonderful room sizes, stunning views and excellent natural light throughout, it occupies the upper floors of an attractive period property in one of Notting Hill's premier streets.

With its wooden floors, generous proportions and feature fireplaces, this flat has an abundance of period charm. This is enhanced further by the vast private roof terrace that overlooks one of Notting Hill's beautiful garden squares as well as the elegant streets that make up this prestigious Notting Hill neighbourhood. Beyond, are far-reaching views to some of London's most iconic landmarks.

The flat comprises a double reception room, kitchen, three bedrooms, two bathrooms, roof terrace and a communal garden.





### Key Features

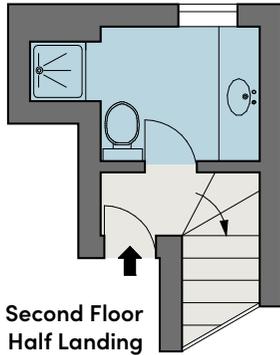
- Excellent room sizes
- Beautiful views
- Period charm
- Large roof terrace
- Amazing natural light
- Communal garden square

### Location

Ladbroke Gardens is a highly desirable address in prime Notting Hill, very near fashionable Westbourne Grove with its boutiques, cafés, and restaurants and Portobello Road's famous market.

Notting Hill Gate is within 0.5 miles and offers further shops, dining venues, and transport services including the Underground station with Central, Circle, & District Lines providing direct links to the West End and the City.





**Tenure**  
Share of Freehold

**Guide Price**  
£2,450,000

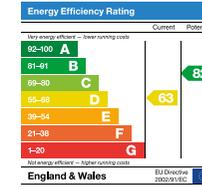
**Local Authority**  
The Royal Borough of  
Kensington & Chelsea

**Approximate Gross Internal Area**  
1,618 sq ft / 150.31 sq m

CH: Ceiling height

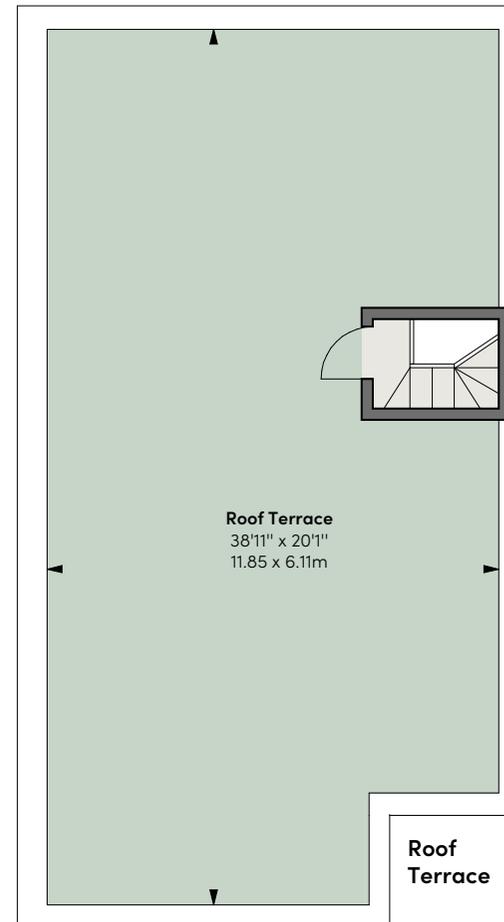
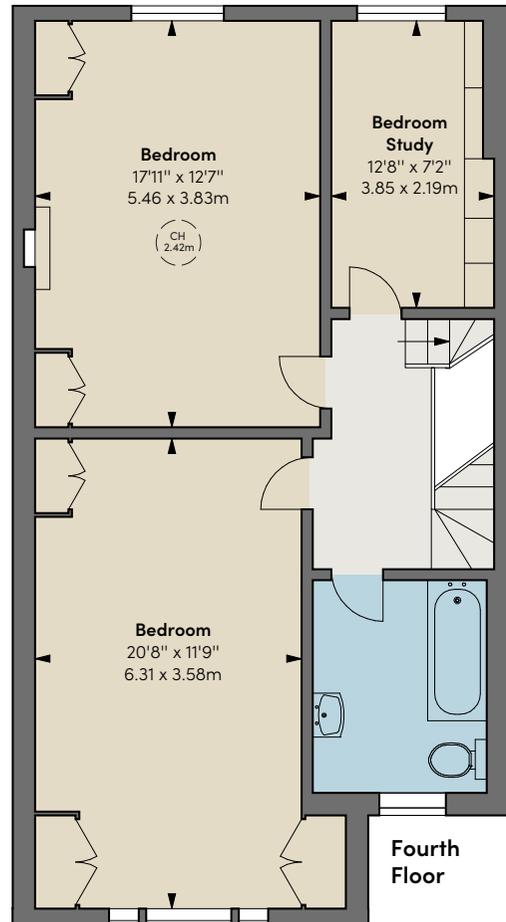
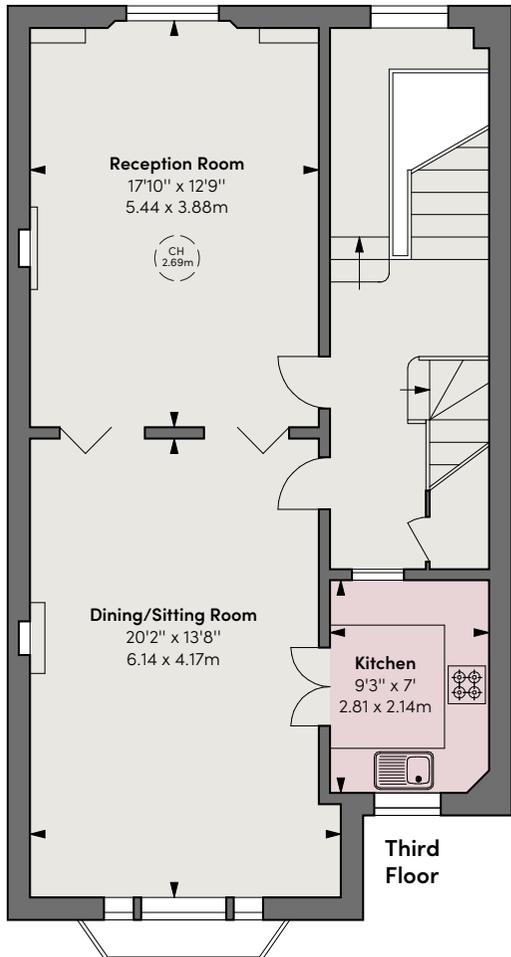
Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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