

# Ladbroke Gardens, Notting Hill

W11











A chic three-bedroom maisonette with private garden and direct communal garden access.

A unique opportunity to acquire a very special 3 bedroom ground and lower ground floor maisonette with direct access on to the highly sought after and beautiful communal gardens.

This stunning flat benefits from a generously proportioned south facing reception room with impressive volumes, charming period features including a working fireplace. Leading through to a dining room and kitchen at the rear overlooking and offering direct access through doors on to the charming communal gardens.

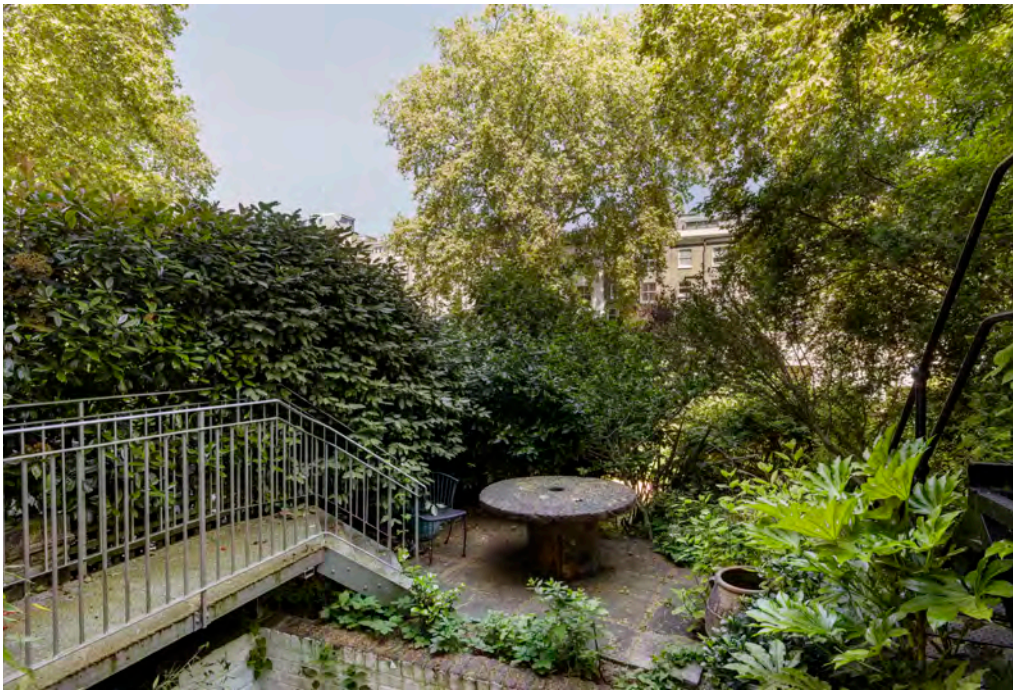
The living accommodation is arranged over the lower level of the property and benefits from a large master suite at the rear with an en suite bathroom, 2 further bedrooms, both of a good size, and a family bathroom.

This flat is the epitome of communal garden living.



*Ladbroke Gardens is well positioned to the shops and amenities of Westbourne Grove and Portobello Road as well as the added benefits of excellent transport links by bus on Kensington Park Road and underground at Notting Hill Gate (Central, District and Circle lines).*











## Ladbroke Gardens, W11

Gross internal area (approx.)

146 Sq m (1566 Sq ft) Including Under 1.5m and Outside Storage

143 Sq m (1539 Sq ft) Excluding Under 1.5m and Outside Storage

For identification only, Not to Scale



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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**I would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2021 Photographs and videos dated June 2021

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