



**Lansdowne  
Road,  
W11**



Rare to the market, a triplex communal garden apartment on highly sought after Lansdowne Road, W11.

The property is arranged over the garden, raised ground and first floor levels of a quintessential and colourful Notting Hill period building, the lower ground level opens directly out onto a private garden with direct access into communal gardens.

Currently set up as a three/four bedroom apartment, the property benefits from fantastic natural light, great ceiling heights throughout and a lovely green outlook over the scenic communal gardens.

The property benefits from the Freehold.



The apartment is located within the Ladbroke Conservation Area and convenient for all the excellent transport links (Notting Hill Gate and Holland Park Underground stations), all shops, cafes and restaurants, access to the west and the wide open spaces of Holland Park and Kensington Gardens.



**Direct access to beautiful communal gardens.**



## Lansdowne Road, W11

Gross Internal area (approx.)  
 163 Sq m (1752 Sq ft) Including Under 1.5m  
 162 Sq m (1745 Sq ft) Excluding Under 1.5m  
 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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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 November 2021. Photographs and videos dated November 2021.

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