



Ladbroke Square, Notting Hill **W11**

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Located on the third floor of this handsome Victorian building the property has fantastic light and views over Ladbroke Square. The flat comprises a large kitchen/reception room, a double bedroom with en-suite facilities and a south facing private balcony.

Well situated for all the local amenities and within easy walking distance to Notting Hill Gate underground station, the wide open spaces of Holland Park itself and Westfield shopping centre. Communications are excellent and access to the West End, the City and Canary Wharf are all convenient.



Guide price: £1,175,000

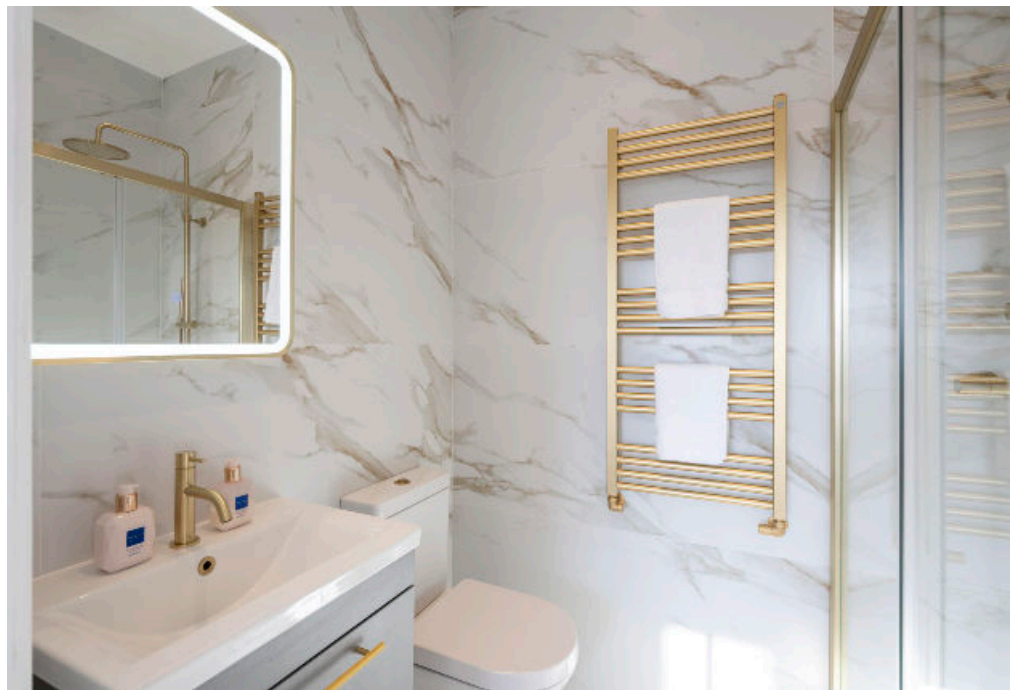
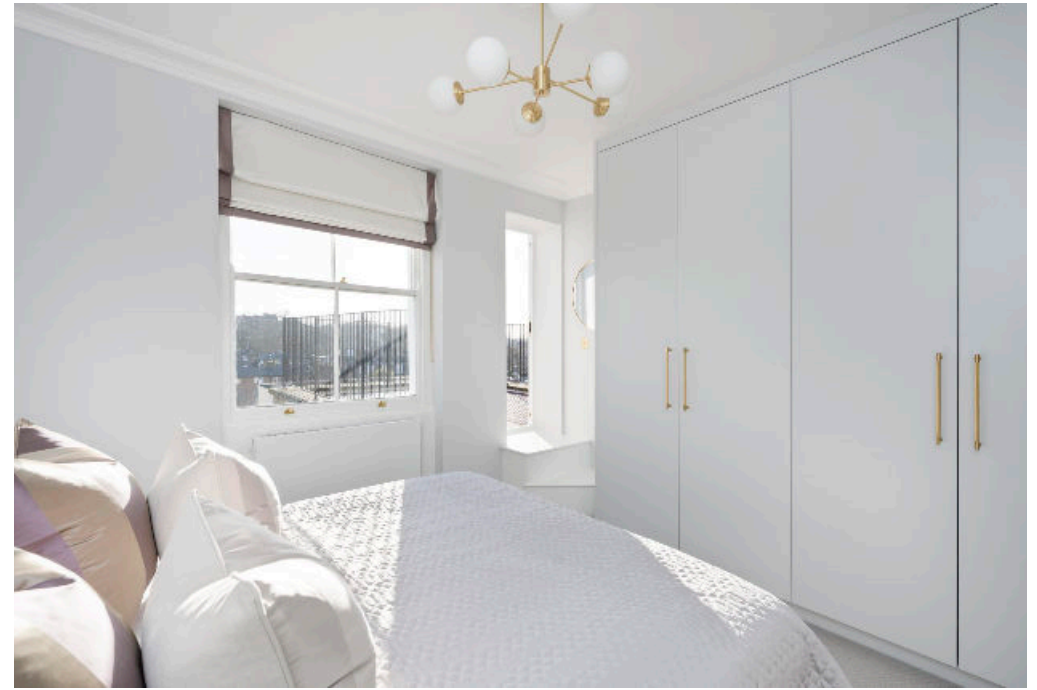
Tenure: Share of freehold, approximately 991 years remaining

Service charge: £3,000 per annum, reviewed every year, next review due 2024

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: E





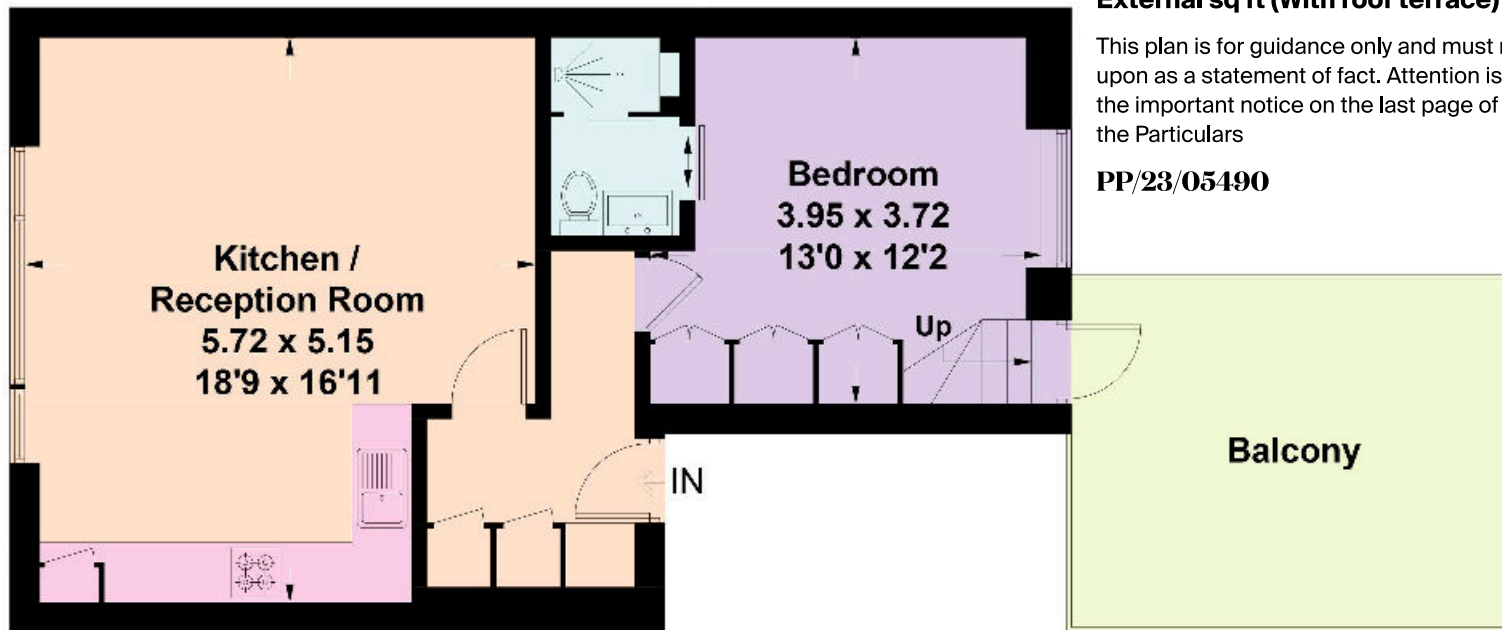


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Approximate Gross Internal Floor Area
53.4 sq m / 575 sq ft
External sq ft (With roof terrace) 727 sq ft

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

PP/23/05490



Third Floor

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We 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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