



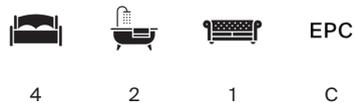
## LADBROKE GARDENS

Notting Hill W11



# LADBROKE GARDENS, NOTTING HILL W11

An elegant duplex apartment offering exceptional volume, leafy outlooks and direct access to communal gardens from the building.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of freehold, with approximately 988 years remaining

Service charge: £10,000 per annum, reviewed every year, next review due 2027

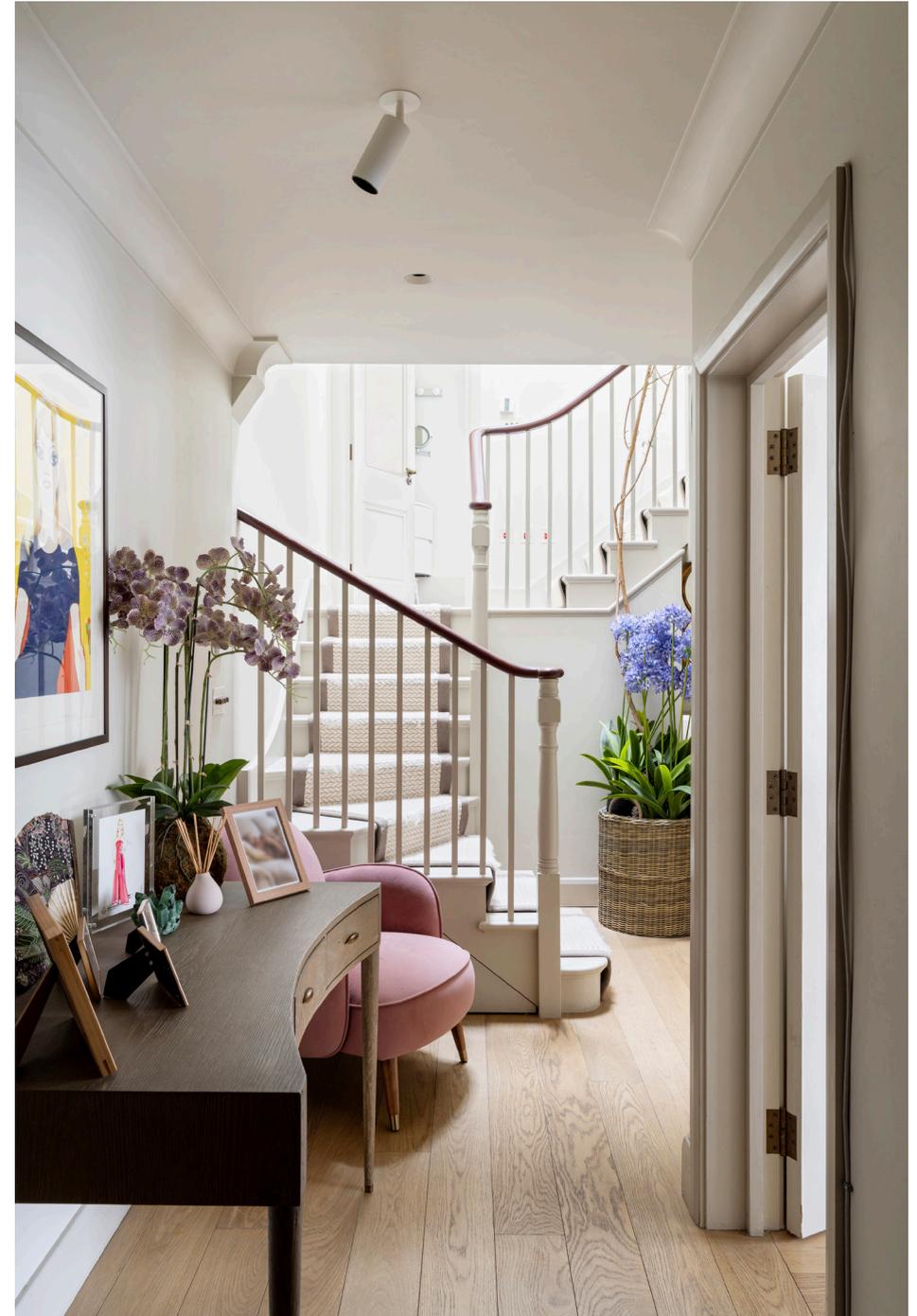
**Guide Price : £2,500,000**



Occupying the third and fourth floors of a handsome period building, this beautifully arranged four bedroom duplex presents a rare opportunity to acquire substantial, bright accommodation on one of Notting Hill's most desirable garden squares.

The property combines impressive ceiling heights with wonderful natural light, particularly within the south facing reception room on the third floor. From here, wide sash windows frame attractive views up Kensington Park Road, and the generous proportions create an inviting space for both entertaining and everyday living. Two well sized bedrooms are positioned on the third floor, with a generous bathroom and a separate utility room on the half landing.

The fourth floor offers two bedrooms, ideal for guests, children or home working. Residents of the building enjoy direct access (subject to successful application) to beautifully maintained communal gardens, bringing a rare sense of greenery.

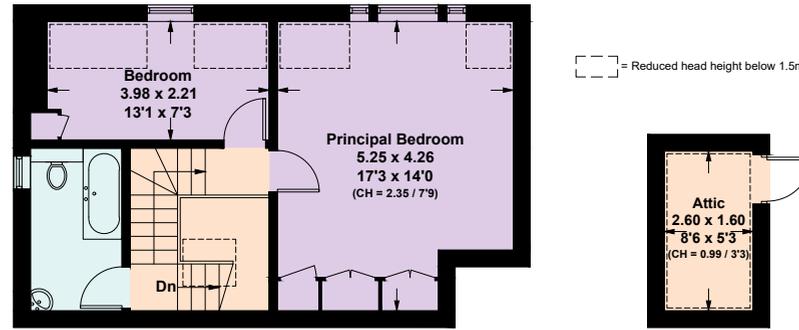






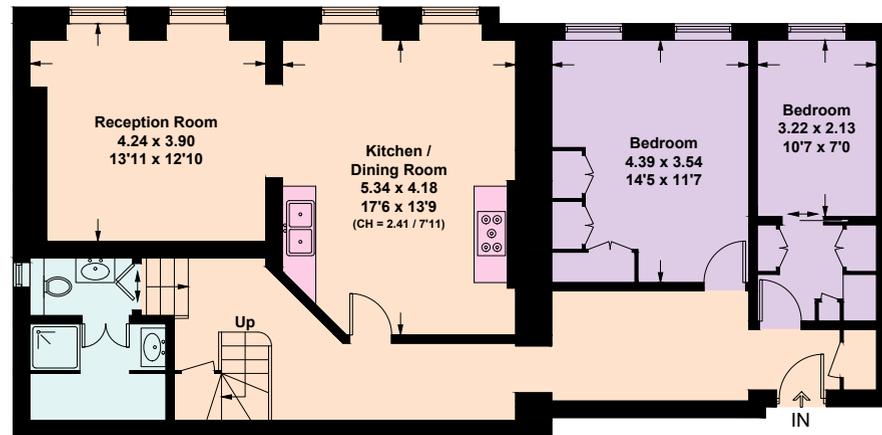
## Ladbroke Gardens, W11

Approximate Floor Area = 146.87 sq m / 1581 sq ft  
 Attic = 4.65 sq m / 50 sq ft  
 Total = 151.52 sq m / 1631 sq ft  
 Including Limited Use Area (4.66 sq m / 50 sq ft)



**Fourth Floor**

(Not Shown In Actual Location / Orientation)



**Third Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1280261)

Approximate Gross Internal Area = 146.87 sq m / 1,581 sq ft

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We would be delighted  
to tell you more.

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