

RUSSELL SIMPSON

Charming flat with garden views in
the heart of Notting Hill

LADBROKE GARDENS
NOTTING HILL W11

Ladbroke Gardens

£1,100,000

BEDROOMS 1	INTERNAL 620 SQ FT	OUTDOOR 41 SQ FT	COUNCIL RBKC
BATHROOMS 1	57 SQM	EPC C	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 87 YEARS	GROUND RENT —	SERVICE CHARGE —

The Property

A delightful first floor flat with a South Facing balcony presented in excellent condition.





The Reception Room

Stepping into this well-proportioned flat, one is greeted by a generous reception room with soaring ceilings and ornate cornicing. This light space features floor to ceiling windows that lead out onto a portico balcony, a mezzanine level, and useful study area found tucked away, yet easily accessible, from the main living area.



The Kitchen

The contemporary kitchen is thoughtfully designed with fitted units and a breakfast bar arrangement, creating an ideal space for casual dining.

The Bedroom

The bedroom is found to the rear, overlooking the communal gardens offering a green, private outlook. Fitted wardrobes providing ample storage, and a large sash window ensure the space remains bright and airy throughout the day. The bathroom features a modern suite with both a bath and a shower.





The Neighbourhood

Ladbroke Gardens is a residential street in the heart of Notting Hill, lined with elegant white stucco townhouses that epitomise the area's distinctive architectural character. The location offers the perfect balance of peaceful residential living whilst being moments away from the vibrant amenities of Notting Hill and Ladbroke Grove.

The famous Portobello Road market is a short walk away, offering an eclectic mix of antiques, vintage finds, and international cuisine. Excellent transport links are provided by nearby Ladbroke Grove and Notting Hill Gate stations, connecting directly to central London.

Ladbroke Gardens, W11

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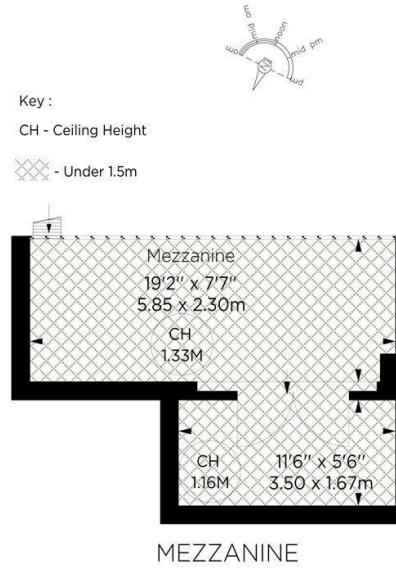
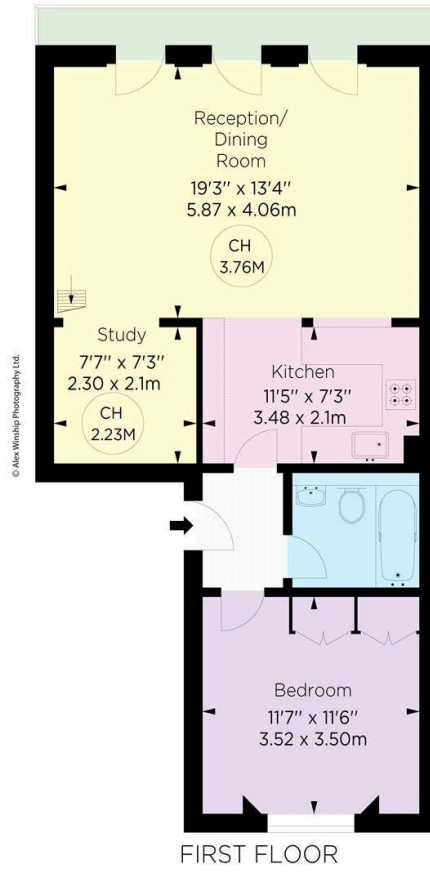
Approx. gross internal area*
620 Sq Ft / 57.60 Sq M
(Excluding Mezzanine)

Approx. mezzanine area
221 Sq Ft / 20.53 Sq M

Total approx. gross internal area*
841 Sq Ft - 78.13 Sq M

Approx. outdoor area
41 Sq Ft / 3.9 Sq M

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.



**ALEX
WINSHIP**
Photography

* Figures for guidance only, not to scale or valuation purposes. All dimensions are approximate and based on property as shown on the plan. Subject to the RICS Code of Measuring Practice.

MPS Certified Property Measurer

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