



RUSSELL SIMPSON

Charming two-bedroom flat with
private garden close to Golborne
Road

LADBROKE GROVE
NORTH KENSINGTON W10

Ladbroke Grove

£825,000

BEDROOMS 2	INTERNAL 694_{SQ FT} 64_{SQM}	OUTDOOR 154_{SQ FT}	COUNCIL RBKC
BATHROOMS 1		EPC D	COUNCIL TAX D
TENURE Share of freehold	LEASE LENGTH 86_{YEARS}	GROUND RENT —	SERVICE CHARGE —

The Property

A beautifully proportioned flat with high ceilings and private outdoor space



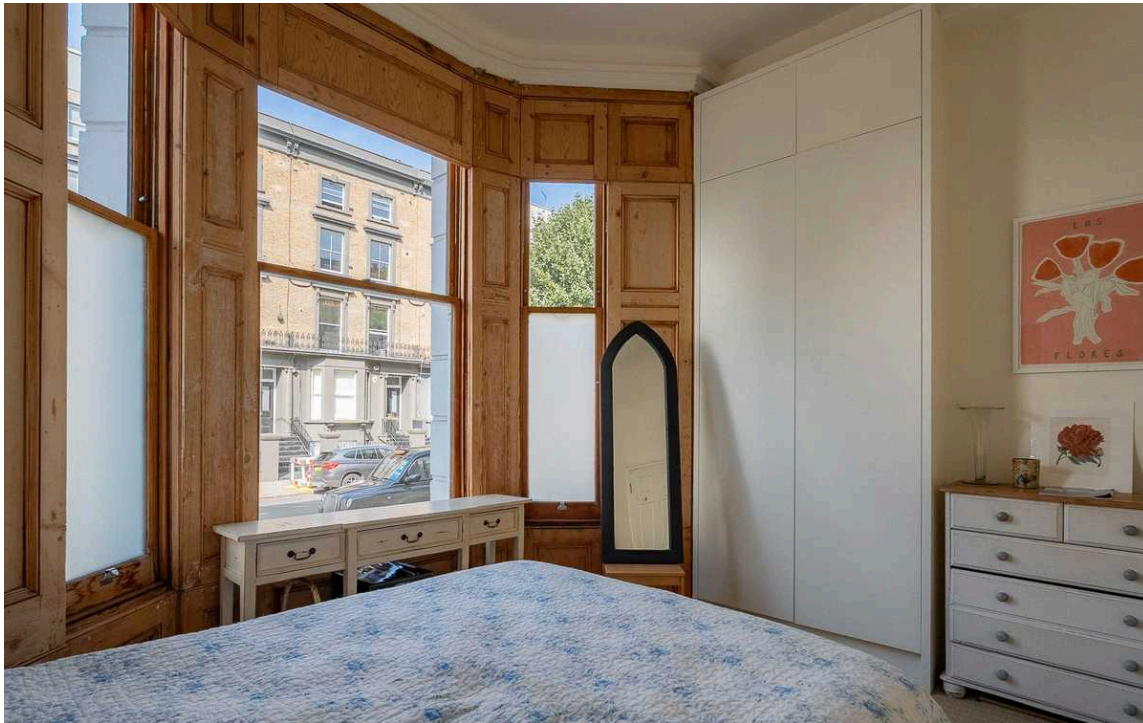


Indoor Spaces

Stepping into the flat, the eye is drawn to the reception room, it's large sash window filling the space with light and the grand ceiling heights creating a superb sense of scale. Built-in shelving flanks an elegant fireplace, while wooden floors throughout this room add warmth to the bright interior.

An open staircase leads up to the eat-in kitchen, decorated in a contemporary fashion with sage green fitted units and distinctive hexagonal terracotta floor tiles offering an inviting sense of calm.





The Bedrooms

The principal bedroom is found quietly positioned to the rear of the property, and gives access out into the private garden. The second bedroom is at the front, with a West facing bay window retaining the original Victorian shutters. The bathroom is presented in a refined style, with vertical striped tiling and modern fixtures.





Outdoor Spaces

The property includes a delightful walled garden providing privacy and enough space for outdoor seating.



The Neighbourhood

Ladbrooke Grove is an attractive tree-lined street filled with colourful Victorian terraced houses. The address offers a village-like neighbourhood feel while remaining moments away from local amenities and transport links, combining residential charm with urban convenience.

Ladbroke Grove, W10

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Approximate Internal Area
694 sq ft/ 64 sq m

Including limited use area
2 sq ft/ 0.2 sq m

Outside Area
155 sq ft/ 14 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.



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