



RUSSELL SIMPSON

Charming two-bedroom duplex with
direct access to communal gardens

LADBROKE GROVE
NOTTING HILL W11

Ladbroke Grove

£1,350 P/W

BEDROOMS 2	INTERNAL 1,429 <small>SQ FT</small>	OUTDOOR 354 <small>SQ FT</small>	FURNISHED STATUS Multiple Options
BATHROOMS 2	132 <small>SQM</small>	EPC C	COUNCIL TAX RBKC, G

The Property

A beautifully presented apartment in this quiet enclave of Notting Hill.

Entering the flat on the ground floor, you step directly into a generous reception room with the eye immediately drawn to the three sash windows framing the greenery beyond. Wooden flooring in this room, and throughout, provide solidity and warmth. Sharing this level is a double bedroom and guest WC.





The Kitchen

Heading downstairs, the similarly proportioned kitchen & dining room offer access out to a private, West facing patio garden, with a wrought iron gate leading into the exceptional Hanover Gardens.

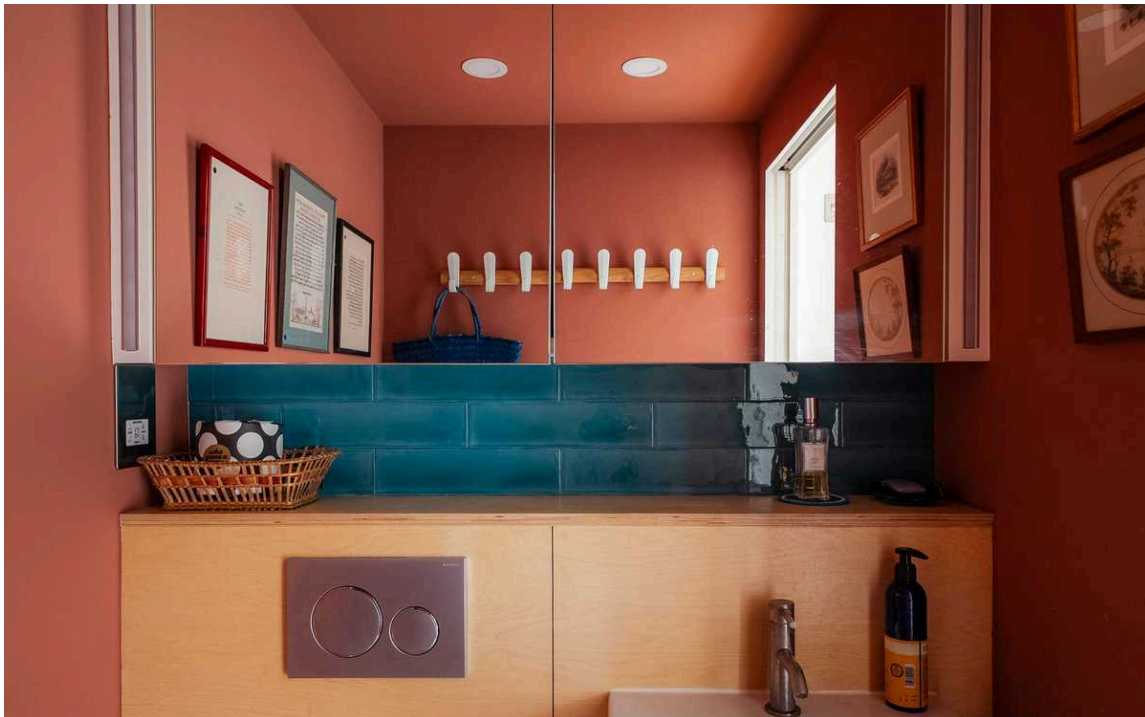




The Bedrooms

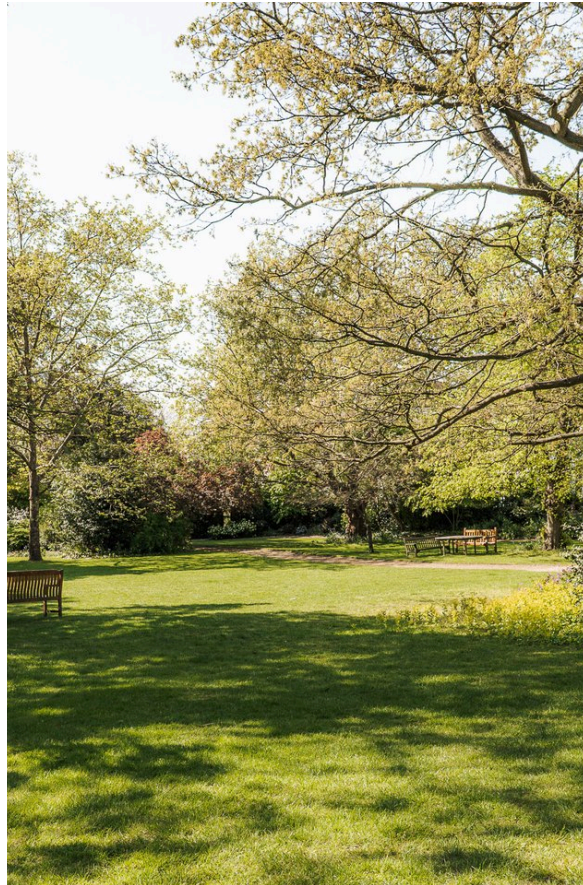
To the rear, the principal bedroom has walk-through storage, and a delightful en-suite shower. There is also a further shower room on this floor, as well as understairs storage.

With both principal living spaces facing the gardens, this exceptional property offers a peaceful haven in the heart of Notting Hill.



Outdoor Spaces

The property includes a charming patio that extends the living space outdoors, and into the communal gardens. A further benefit is that this property benefits from both direct access into Hanover Gardens, but also the right of access to Ladbroke Square.





The Neighbourhood

This section of Ladbroke Grove is set back from the main road behind gardens, with Portobello Road with its famous market, antique shops, and eclectic mix of restaurants and cafes on the doorstep. The property is within easy reach of Ladbroke Grove Underground station, providing excellent transport links across London. Local amenities include upmarket boutiques along Westbourne Grove and the cultural attractions of nearby Notting Hill, creating a desirable residential location in one of London's most sought-after postcodes.

Ladbroke Grove, W11

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Approximate Internal Area

1,489 sq ft / 133 sq m

Including plant room

36 sq ft / 3 sq m

Outside Area

354 sq ft / 33 sq m

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



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