

## **RUSSELL SIMPSON**

Beautiful one-bedroom flat with  
charming interiors close to  
Portobello Road

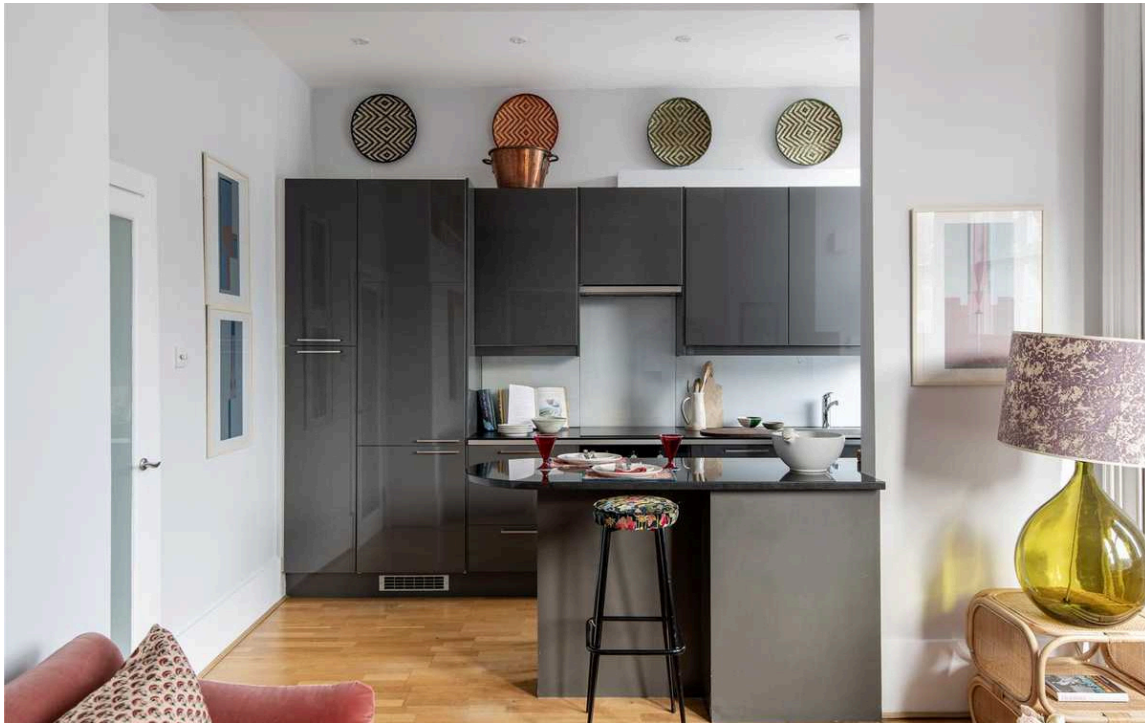
LADBROKE GROVE  
NORTH KENSINGTON W10

# Ladbroke Grove

# Sold

BEDROOMS 1	INTERNAL 531 SQ FT	OUTDOOR —	COUNCIL —
BATHROOMS 1	49 SQM	EPC D	COUNCIL TAX D
TENURE Share of freehold	LEASE LENGTH 998 YEARS	GROUND RENT —	SERVICE CHARGE £3,584 P/Y





## The Property

Well-designed flat with attractive reception room in walking distance of Ladbrooke Grove underground station.

Entering the flat on the first floor, the front hall leads through to a spacious reception room with a full-length bay window bringing in extra light. This room contains an open-plan kitchen, as well as separate dining and seating areas. In addition, high ceilings allow for an ornate cornice and additional storage space.

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img 1

Kitchen

img 2

Reception Room



## Bedroom Space

On the other side of the flat is a bedroom with inbuilt storage and a bathroom next door. The bedroom window faces south with a leafy view down the length of Chesterton Road.



## The Neighbourhood

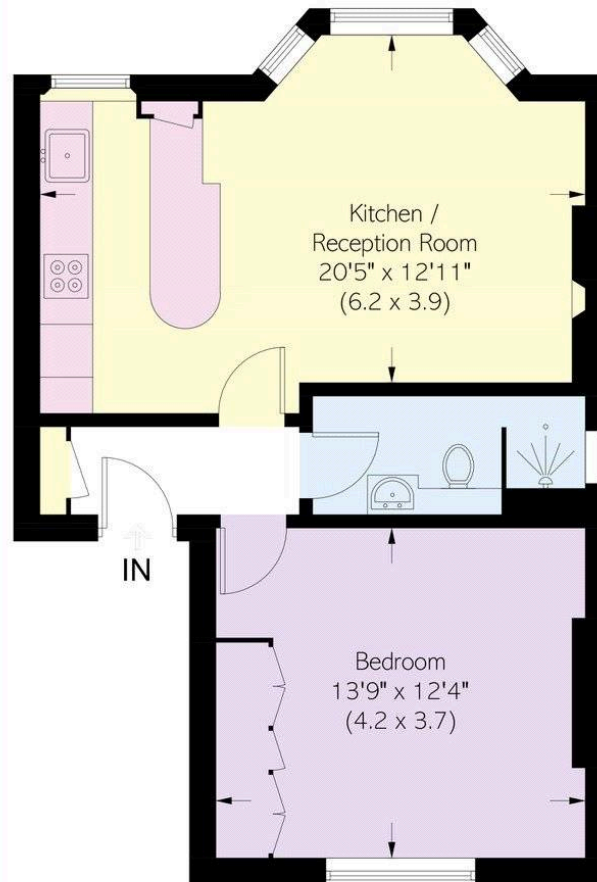
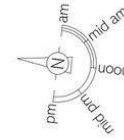
The flat is positioned close to Portobello Road and Golborne Road, which offer a mix of restaurants, cafes and independent boutiques. Ladbroke Grove underground station is close, while most of the attractions of Notting Hill are within walking distance. In addition, the Grand Union Canal is in easy reach, with its popular towpath for walking and running.

Ladbroke Grove,  
W10

**Approximate area**  
531 sq ft / 49.3 sq m

**Including limited use area**  
(3 sq sq ft / 0.3 sq m)

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SIMPSON**



First 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.

**RUSSELL  
SIMPSON**

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