



CLOSE X



RUSSELL SIMPSON

Charming two-bedroom duplex with
direct access to communal gardens

LADBROKE GROVE
NOTTING HILL W11

Ladbroke Grove

Let

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



The Property



CLOSE X

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



CLOSE X

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



CLOSE X

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



CLOSE X

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 CLOSE

This section of Ladbrooke 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 Ladbrooke 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.



CLOSE X



**RUSSELL
SIMPSON**



CLOSE X

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021