



## Ladbroke Grove, Notting Hill

An imposing, highly modernised, impressive low built house surrounded by an abundance of large green spaces and benefiting from access to the communal garden at the back of the property. The semi-detached property was built at the dawn of the Victorian era and boasts a beautiful facade, private driveway and over 4,500 sq ft of living space.

A sizeable front door, leads into an initial, ground floor entrance hall boasting the striking ceiling height and modern staircase, the double reception which runs from the front to the back of the house from the main hallway with perfectly preserved floral cornices and ornate, intricately decorated and solid wooden flooring. Downstairs is an impressively large kitchen, centred around a long island feature bespoke modern joinery/appliances as well as wooden flooring/marble work tops. The kitchen also benefits from an abundance of natural light and a large airy feel with a dining area and informal seating area all off the main kitchen area. A set of double doors lead onto the private patio garden which has direct access onto one of the area's most sought after communal gardens. Along from the kitchen there is a substantial 25ft TV room which has an en-suite bathroom. The second floor (top floor) is occupied by 3/4 bedrooms, 2 bathrooms and a large light well flooding the staircase and upper landing with natural light.

Ladbroke Grove is situated in the Conservation Area of the Ladbroke Estate and benefits from the excellent amenities of Notting Hill, one of London's most fashionable districts. Portobello Road, Westbourne Grove and the transport links of Notting Hill Gate are all on the doorstep, as are the open green spaces of Kensington Gardens and Holland Park.

**Price £15,000 pw**



# ROKSTONE

## Ladbroke Grove

Approx. Gross Internal Area 4484 Sq Ft - 416.56 Sq M  
(Excluding Vaults & Store)

Approx. Gross Internal Area Of Vaults 163 Sq Ft - 15.14 Sq M

Approx. Total External Area 2596 Sq Ft - 241.18 Sq M  
(Including Patio, Garden & Balconies)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.