



# LADBROKE GROVE

*Notting Hill, W11*

*£1,200,000*

3 Bed | 2 Bath | 994 sqft

**SANDERSONS**  
LONDON



## *Panoramic Rooftop Views*

Set on Ladbroke Grove, Notting Hill, this splendid three-bedroom apartment offers a delightful blend of space, light, and modern living. Situated on the third floor of a well-maintained period building, the flat spans an impressive 994 square feet, providing ample room for comfortable living.

One of the standout features of this property is the exceptionally large private roof terrace, which basks in sunlight and offers lovely views, making it an ideal spot for outdoor gatherings or quiet moments of reflection.

Located near the junction of Elgin Crescent, this apartment is just a short stroll away from the eclectic mix of amenities, bars, and restaurants that Notting Hill is renowned for. The famous Portobello Road and the serene Holland Park are also within easy reach, providing a perfect balance of urban living and green spaces.

This property is offered on a 125-year lease, making it an attractive option for those seeking a long-term residence in one of London's most sought-after locations. With its excellent living space and prime W11 position, this apartment is a rare find that promises a delightful lifestyle in the heart of Notting Hill.



**TOTAL APPROX FLOOR AREA 994.04 SQ. FT. (AREA 92.35 SQ. M)**

whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Approximate Floor Area  
55.11 sq. ft.  
(5.12 sq. m)

Approximate Floor Area  
777.47 sq. ft.  
(72.23 sq. m)

Approximate Floor Area  
161.45 sq. ft.  
(15.00 sq. m)

internal area.  
Not to scale.

## KEY FEATURES

- Roof Terrace
- Arranged over two floors
- Open plan reception room
- Three bedrooms
- 125 year lease
- 994 sq ft
- Near Notting Hill amenities
- Short walk to transport links






EPC Rating: | Council Tax Band: E

## SANDERSONS

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