



Ladbroke Grove, W11

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Landstones are proud to offer for sale this luxurious and spacious three bedroom and two bathroom garden apartment looking out on to the stunning Stanley Crescent communal gardens.

As you enter the apartment through your own separate front door, you are immediately struck by the quality and attention to detail of this property. After undergoing an extensive and considered renovation throughout, the apartment now benefits from a fully integrated comms system, underfloor heating, bespoke handmade kitchen units, two beautiful bathrooms and a dining area with ample space for 8 people.

The two larger bedrooms at the quiet rear of the apartment look out over Stanley Crescent Gardens. The master bedroom features an ensuite bathroom with walk in shower and both bedrooms include floor to ceiling built-in wardrobes. Additional space has been cleverly added throughout allowing for belongings to be neatly stored.

To the front of the property there is a further room which lends itself as an additional guest's/children's bedroom or alternatively, as currently used, an ideal home office.

From the large and extremely comfortable reception room, your eye is drawn down the beautiful galley-style kitchen and out through a floor-to-ceiling picture window onto the greenery of the communal gardens. As a resident, you will have access to this area, just a minute's walk away through the locked gate on Ladbroke Gardens.

The property is within easy reach of Notting Hill Gate underground station for the District, Central, and Circle Lines and Ladbroke Grove station for the Hammersmith and Circle Lines. The popular boutiques and restaurants on Westbourne Grove are nearby as is the world famous Portobello Road.

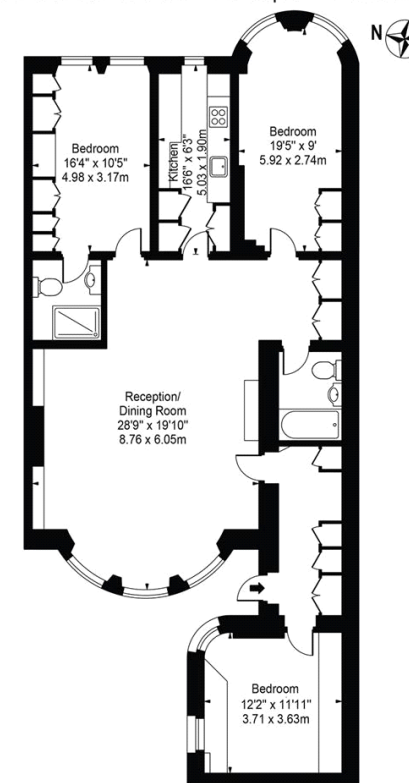
Council Tax Band: G (Kensington and Chelsea)

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Ladbroke Grove Approx. Gross Internal Area 1362 Sq Ft - 126.53 Sq M



Lower Ground Floor

For Illustration Purposes Only - Not To Scale

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.