



RUSSELL SIMPSON

Charming flat with garden
views in the heart of
Notting Hill

LADBROKE GARDENS
NOTTING HILL W11

Ladbroke Gardens Notting Hill W11

£1,300,000

BEDROOMS 1	INTERNAL 620 <small>SQ FT</small> 57 <small>SQ M</small>	OUTDOOR 42 <small>SQ FT</small>	COUNCIL RBKC
RECEPTION ROOMS 1		EPC C	COUNCIL TAX Band F
BATHROOMS 1	—	TENURE Share of Freehold	LENGTH OF LEASE 88 years





The Property



A delightful first floor flat with a South Facing balcony presented in excellent condition.

Stepping into this well-proportioned flat, one is greeted by a generous reception room with soaring ceilings and ornate cornicing. This light space features floor to ceiling windows that lead out onto a portico balcony, a mezzanine level, and useful study area found tucked away, yet easily accessible, from the main living area.

The contemporary kitchen is thoughtfully designed with fitted units and a breakfast bar arrangement, creating an ideal space for casual dining.

The Bedroom

The bedroom is found to the rear, overlooking the communal gardens offering a green, private outlook. Fitted wardrobes providing ample storage, and a large sash window ensure the space remains bright and airy throughout the day. The bathroom features a modern suite with both a bath and a shower.



Russell Simpson

Ladbroke Gardens





The Neighbourhood

Ladbroke Gardens is a residential street in the heart of Notting Hill, lined with elegant white stucco townhouses that epitomise the area's distinctive architectural character. The location offers the perfect balance of peaceful residential living whilst being moments away from the vibrant amenities of Notting Hill and Ladbroke Grove.

The famous Portobello Road market is a short walk away, offering an eclectic mix of antiques, vintage finds, and international cuisine. Excellent transport links are provided by nearby Ladbroke Grove and Notting Hill Gate stations, connecting directly to central London.

APPROXIMATE INTERNAL AREA
(EXCLUDING MEZZANINE)

620 SQ FT / 57 SQ M

APPROX MEZZANINE AREA

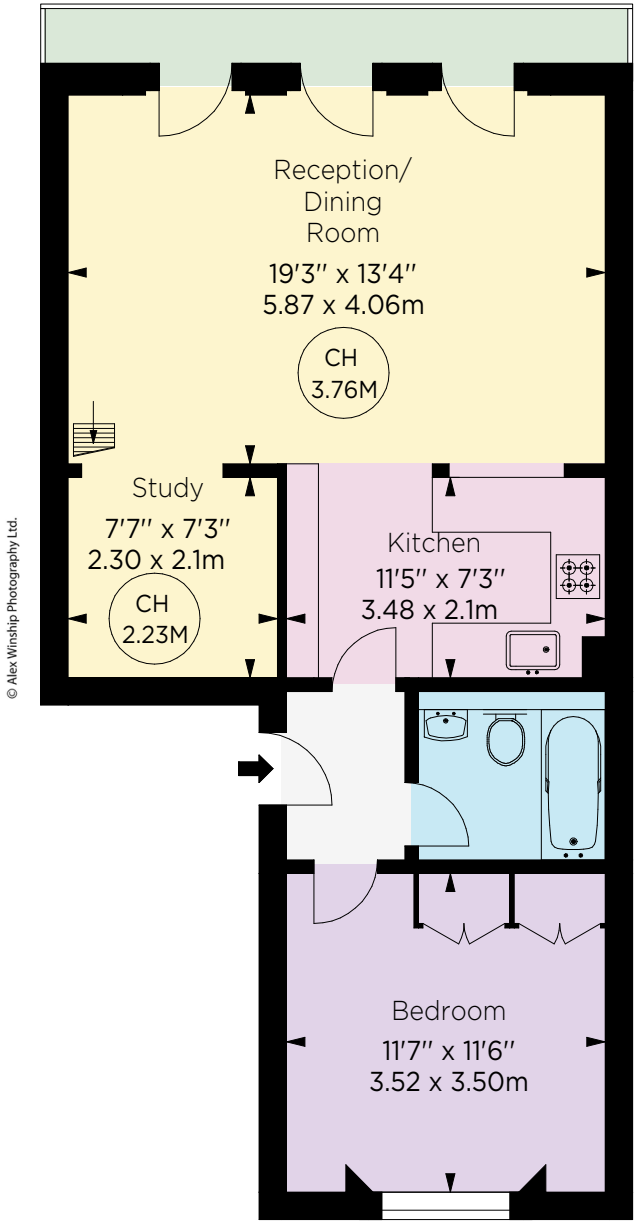
221 SQ FT / 20 SQ M

TOTAL APPROX GROSS INTERNAL AREA

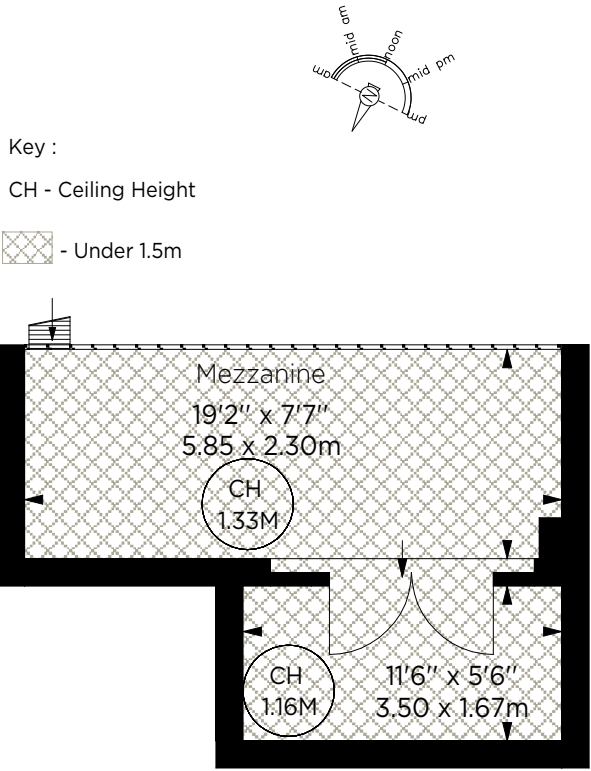
841 SQ FT / 78 SQ M

APPROX OUTDOOR AREA

41 SQ FT / 3.9 SQ M



FIRST FLOOR



MEZZANINE

**RUSSELL
SIMPSON**

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