



**Ladbroke Grove,**  
Notting Hill, W11 2HE



**£1,295,000**





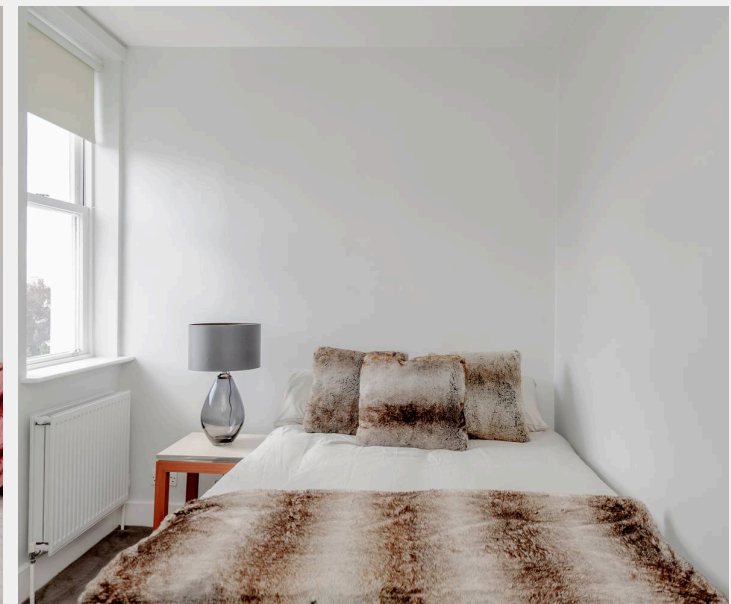
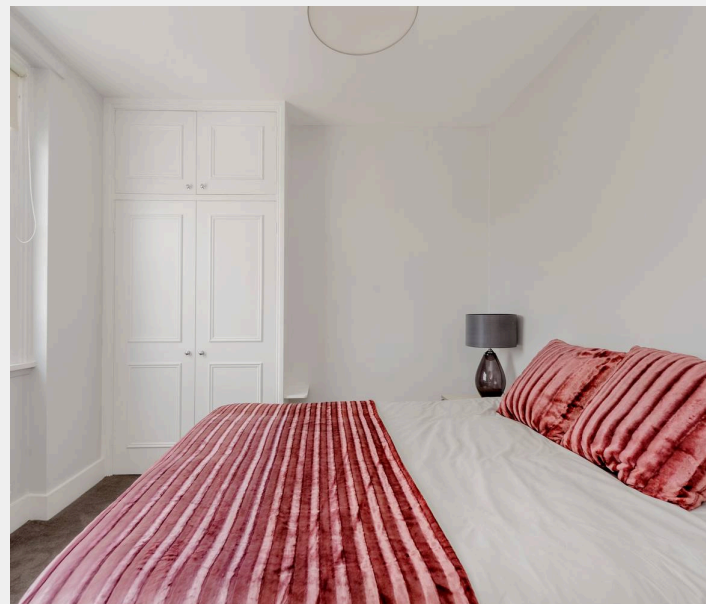


Spread across the upper two floors of a handsome period building, this beautifully refurbished apartment is effortlessly bright and thoughtfully arranged.

The open-plan living space is anchored by a striking central fireplace, with three west-facing sash windows drawing in the afternoon sun. The sleek, fully fitted kitchen blends seamlessly into the reception, creating a natural hub for both entertaining and everyday life.

The principal bedroom features an elegant en suite shower room. Two further bedrooms and a family bathroom offer flexibility, whether for guests, work or family life. At the top, a private roof terrace crowns the home — a tranquil spot to escape with far-reaching views across the rooftops.

- Large roof terrace
- Central Notting Hill location
- 3 bedrooms, 2 bathrooms
- Bright open plan reception







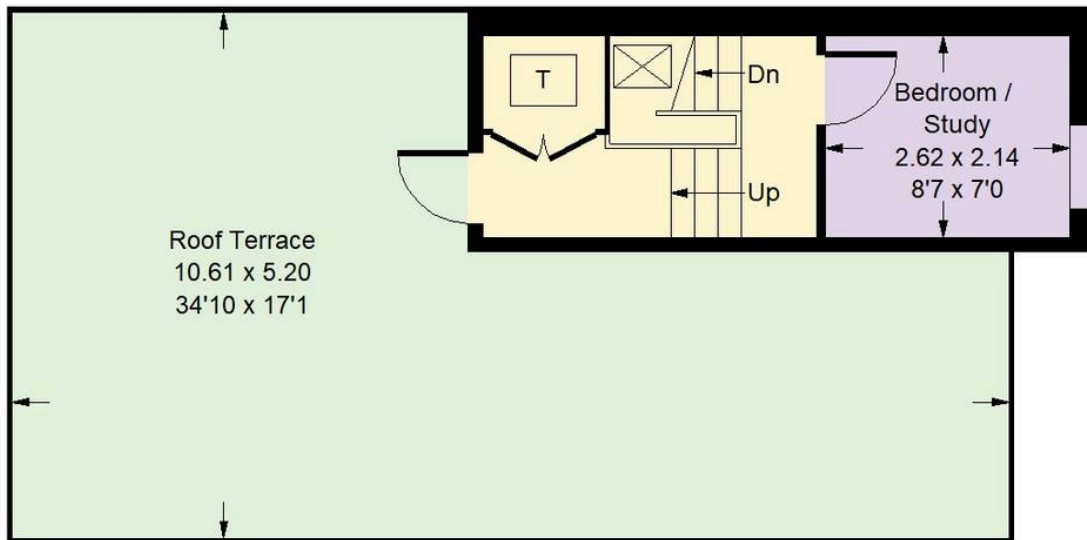
The flat is positioned close to the junction of Ladbroke Grove and Elgin Crescent, close the shopping hubs of Portobello Road and Kensington Park Road. Ladbroke Grove underground station (Hammersmith and City) is close by, and the area is well served by local bus routes.

Tenure: Leasehold

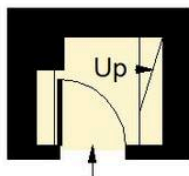
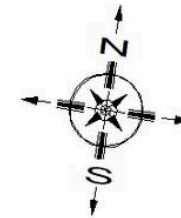


## Ladbroke Grove, W11

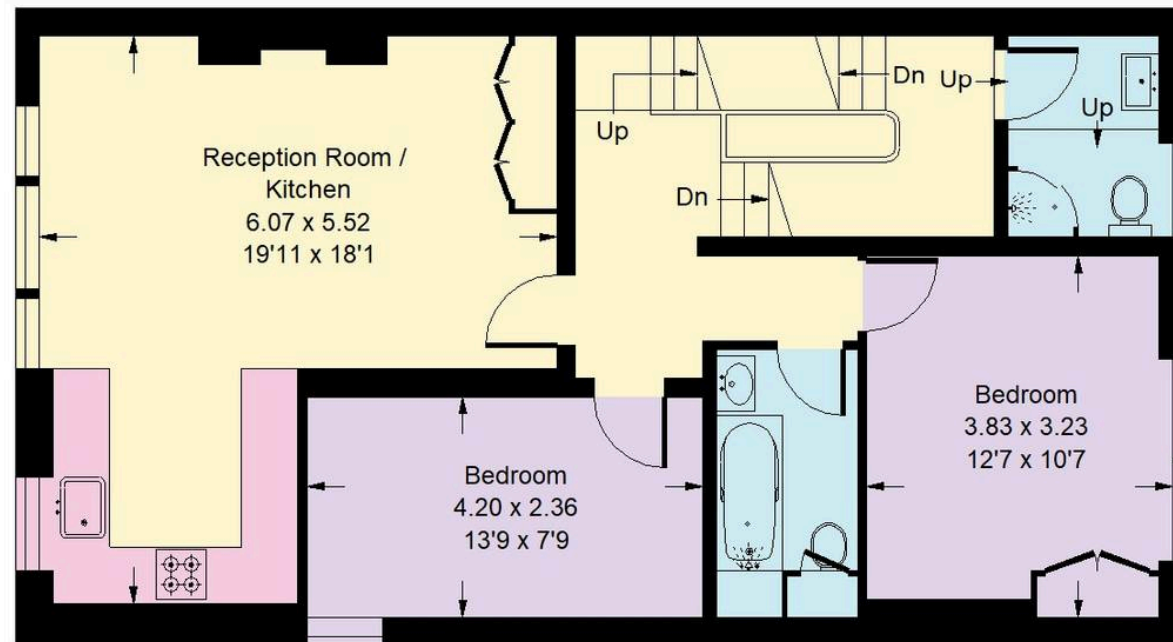
Approx. Gross Internal Area  
88.6 sq m / 954 sq ft



**Fourth Floor**



**Second Floor**



**Third Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.





## Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

[sales@rigbyandmarchant.co.uk](mailto:sales@rigbyandmarchant.co.uk)

[www.rigbyandmarchant.co.uk/](http://www.rigbyandmarchant.co.uk/)

