



Ladbroke Grove

Notting Hill, W11

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A wide, low built, five bedroom family house with a superb private garden and a right of access to the beautifully maintained gardens of Ladbroke Square*.

Built in the 1830's and laid out over just four floors, this is a lateral, non-basement house offering excellent family accommodation.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



3,589 SQ FT



FREEHOLD



**GUIDE PRICE
£7,950,000**



The property

The property is not listed and, we therefore believe there is potential to enlarge the house, subject to obtaining the necessary consents.

Location

The house is situated on the eastern terrace of Ladbroke Grove, close to Holland Park Avenue and between Ladbroke Square and Ladbroke Road. It is close to a number of outstanding schools, the shopping and transport facilities of Westbourne Grove and Holland Park Avenue are situated close by, along with the open spaces of Holland Park.

*This property is a qualifying address for access to Ladbroke Square, subject to formal application.







Floorplans

Gross internal area 3,589 sq ft (333 sq m) including under 1.5m and outside stores

3,471 sq ft (322 sq m) excluding under 1.5m and outside stores

For identification purposes only.

General

Tenure: Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax: Band H

EPC Rating: D

Parking: RBKC resident's parking available

Broadband: Available

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