

# Ladbroke Grove

Notting Hill, W11



**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A rare freehold investment opportunity with communal garden access.

This striking white stucco-fronted building is comprised over 3,500 sq ft, consisting of ten studio flats and, a one-bedroom flat.



**11 RECEPTION ROOMS**



**11 BEDROOMS**



**11 BATHROOMS**



**FREEHOLD**



**3,502 SQ FT**



**ASKING PRICE  
£5,500,000**



### The property

The build is currently operating at 93% occupancy and yields a current rental income of £178,358 per annum. The building has been recently redecorated, it is presented in immaculate condition and provides direct access to a beautiful communal garden.

### Location

Situated in the Ladbroke Conservation Area and within proximity of the excellent shopping and transport facilities of Westbourne Grove and Kensington Park Road, the property is also within striking distance of the transport facilities of Ladbroke Grove, Holland Park and Notting Hill Gate Underground stations (Hammersmith & City, Circle and Central Lines).









## Floorplans

Gross internal area 3,502 sq ft (325.30 sq m)  
(Including Storage Under Eaves, Under 1.5m Outside store & vault)

Gross Internal Area 3,383 sq ft (314.30 sq m)  
(Excluding Storage Under Eaves, Under 1.5m outside store & vault)

For identification purposes only.

## General

Tenure: Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax: Band B and C

EPC Rating: C

Parking: RBKC Residents' permit

Broadband: Available

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## Notting Hill

303 Westbourne Grove, London, W11 2QA

**020 7221 1111**

nottinghill@struttandparker.com  
struttandparker.com



@struttandparker

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