



LADBROKE GROVE, W10  
£650,000 LEASEHOLD

## A GREAT GARDEN FLAT IN THE HEART OF W10

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## DESCRIPTION:

A great flat in a period house with a private garden. There are two double bedrooms situated quietly to the rear of the property, overlooking the garden. The open plan reception room/kitchen is an excellent size, perfect for entertaining. The garden is bright and spacious, offering the perfect balance of location and tranquillity.

The property is situated on the eastern side of Ladbrooke Grove. It is a short walk to Ladbrooke Grove Underground Station and several bus routes on Ladbrooke Grove also. Portobello Market and Goldborne Road, with their extensive selection of shops and restaurants are also very close by.

## AT A GLANCE

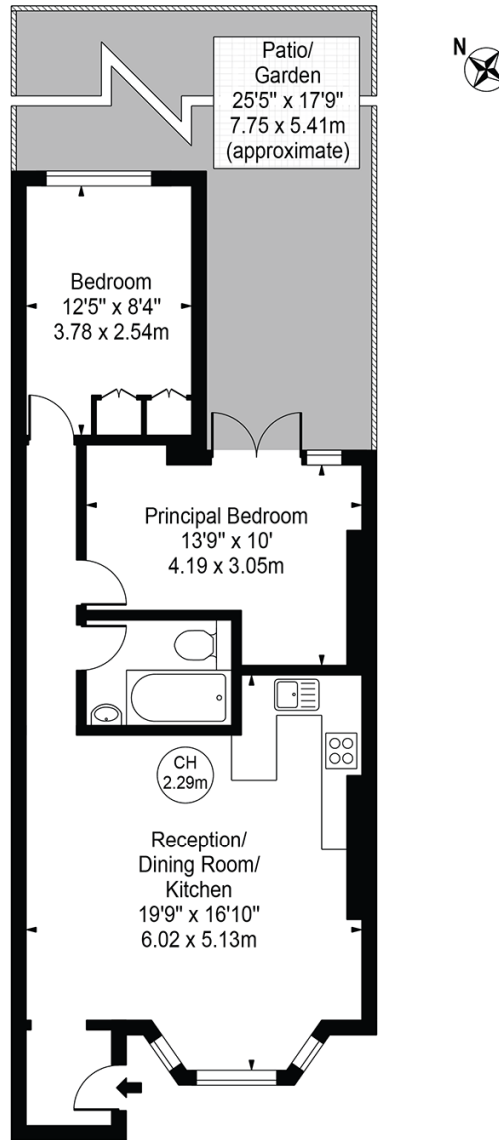
- Two Bedroom Flat
- Lower Ground Floor
- Period Building
- Own Front Door
- East Facing Private Garden
- Modern Kitchen
- Great Location
- Long Lease
- EPC rating C





# Ladbroke Grove

Approx. Gross Internal Area 620 Sq Ft - 57.60 Sq M



Lower Ground Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 129 year and 11 months

**Service Charge:** £2500 per annum

**Ground Rent:** £ TBC

**Council Tax Band:** RBKC Band D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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