



LADBROKE GROVE, W10  
OFFERS OVER £500,000

SHARE OF FREEHOLD

A GREAT FIRST FLOOR TWO BEDROOM FLAT  
WITH HIGH CEILINGS AND LARGE SASH  
WINDOWS CLOSE TO THE AMENITIES OF  
PORTOBELLO ROAD

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

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## DESCRIPTION:

A beautiful well laid out, newly decorated, bright property set on the first floor of this period building. The property comprises of a well sized living room with fantastic high ceilings and fireplace, leading down some steps into a separate kitchen. There are two double bedrooms, with fitted storage, again with high ceilings, and a flood of natural light. The bathroom is newly fitted and very stylishly designed.

The property is close to the many amenities of Ladbroke Grove, Portobello and the ever trendy Golborne road. Ladbroke Grove station is a short walk away as well as many other transport links to take you all over London.

## AT A GLANCE

- Two Bedroom Flat
- First Floor
- Period Conversion
- High Ceilings and Sash Windows
- Well Planned
- Newly Decorated
- Fully Fitted Kitchen
- Stunning New Bathroom
- Great Storage
- EPC Rating C

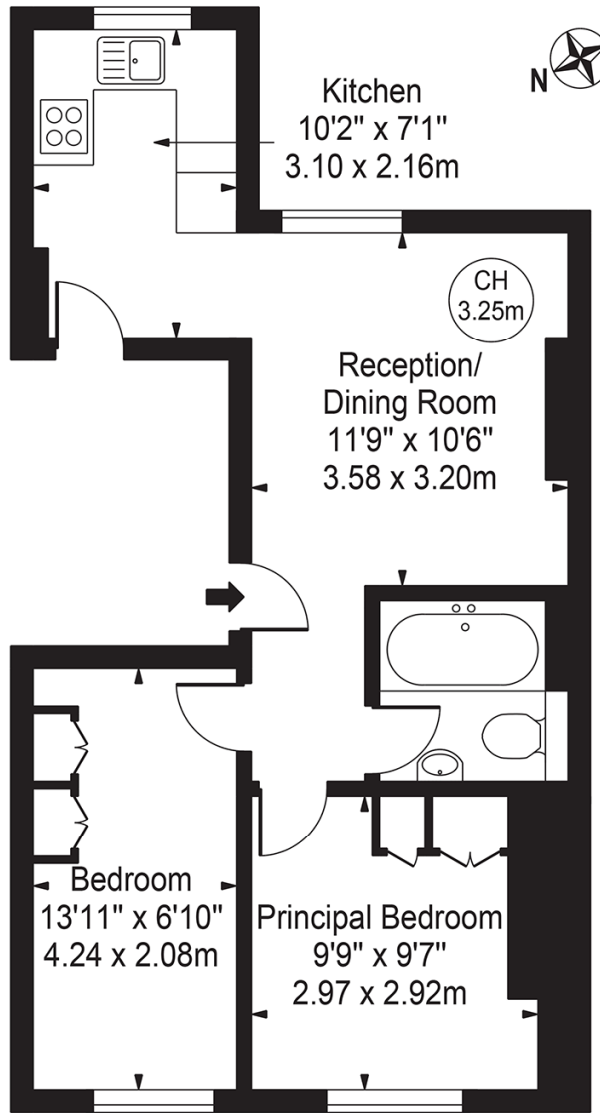






# Ladbroke Grove

Approx. Gross Internal Area 478 Sq Ft - 44.41 Sq M



## First 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
<small>Very energy efficient - lower running costs</small>			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
		72	81
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Term:** 985 year and 10 months

**Service Charge:** £300 per annum

**Ground Rent:** Peppercorn

**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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