



LADBROKE GROVE, W10  
£475,000 SHARE OF FREEHOLD

A WONDERFULLY LOCATED FANTASTIC TWO  
BEDROOM TOP FLOOR FLAT CLOSE TO THE  
AMENITIES OF PORTOBELLO MARKET

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## DESCRIPTION:

A stunning recently redecorated top floor two bedroom apartment. The property is well presented with stylish neutral decor, wooden floors throughout, a modern bathroom and grey gloss kitchen.

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

- Top Floor flat
- Stunning Décor
- Great Storage
- Separate Kitchen
- Modern Shower Room
- Plenty of Kitchen Storage
- Close to Portobello Market and Golborne Road
- EPC Rating D

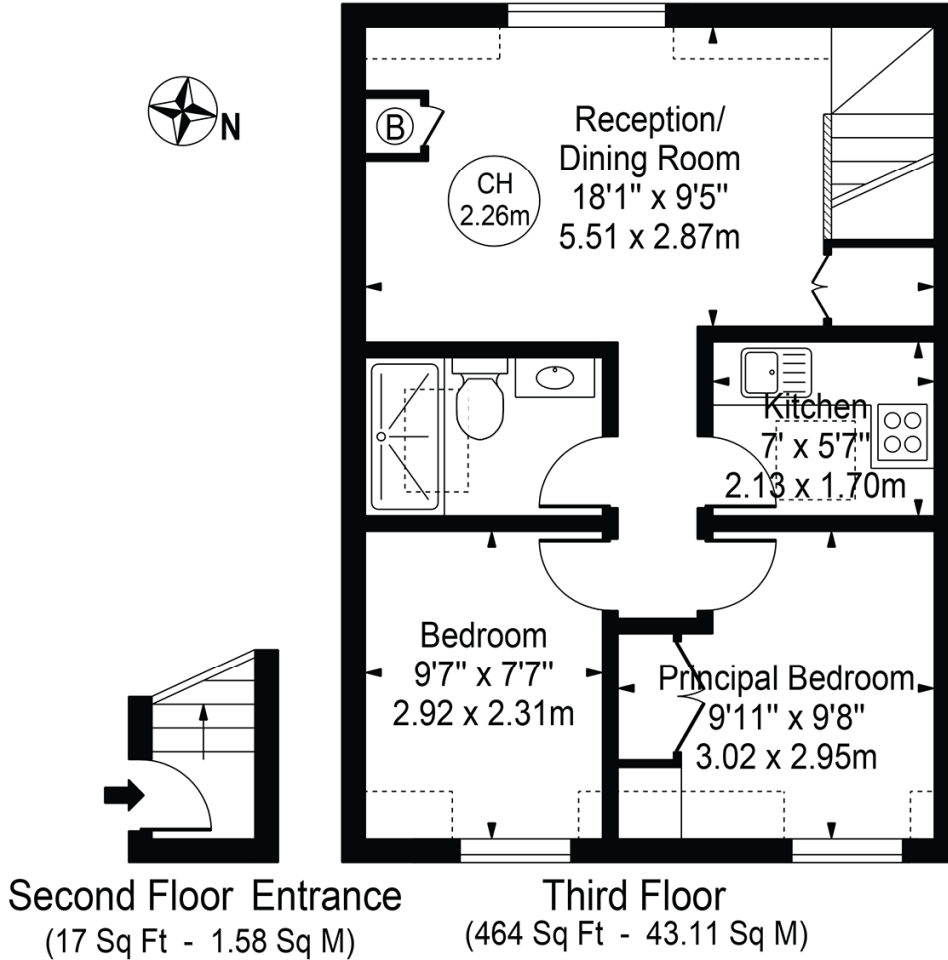




# Ladbroke Grove

Approx. Total Internal Area 481 Sq Ft - 44.69 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 456 Sq Ft - 42.36 Sq M  
(Excluding Restricted Height Area)



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	
A (92)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
63	79
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Tenure:** Share of Freehold  
**Term:** Expires - 26/02/2152  
**Service Charge:** c£620 per annum based on 23/24 charges  
**Ground Rent:** £ 250 Annually (subject to increase)  
**Council Tax 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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