

DOMUS NOVA



Ladbroke Gardens W11
£1,145,000



Heritage proportions and timeless interiors characterise this one-bedroom apartment on one of Notting Hill's most sought-after streets.

Along Ladbroke Gardens, period townhouses speak of Notting Hill's esteemed architectural heritage. Beyond a tall Victorian façade, this one-bedroom apartment sees lofty period proportions adorned with timeless design.

Swathes of light uplift in the dining and reception room, a bright social setting of impressive proportions. A pared-back colour palette is enlivened with period details, from intricate corning and a ceiling rose to an ornate black fireplace.

Culinary endeavours take place in a bright contemporary kitchen, where a window overlooks the leafy gardens below.

Restrained design continues through to the bedroom, where soft tones create a calming backdrop to rest and relax. Floor-to-ceiling fitted wardrobes enhance the sense of space, while glass doors draw back to a Juliet balcony.

The apartment also comes with access to Arundel and Ladbroke Gardens.



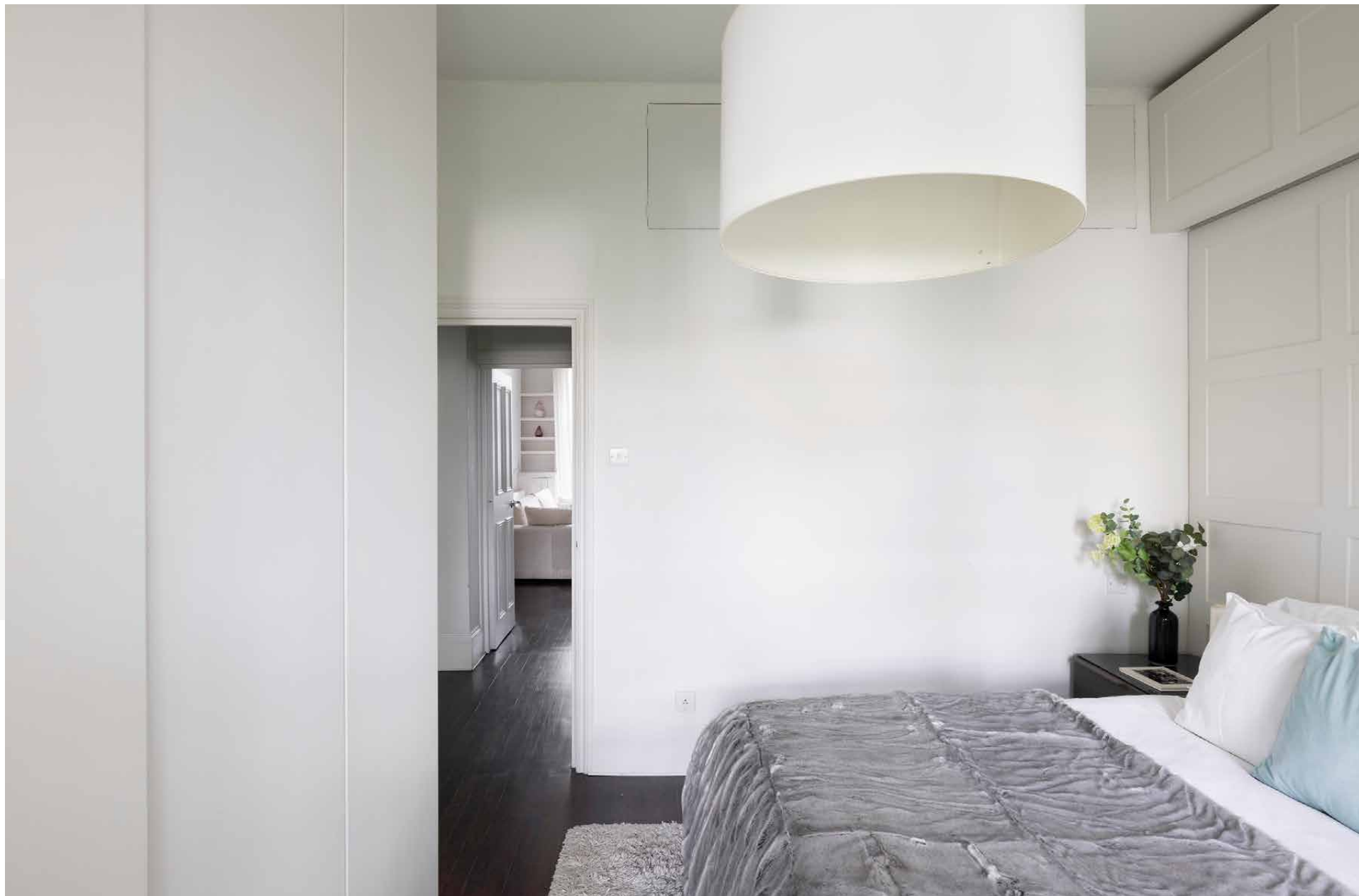




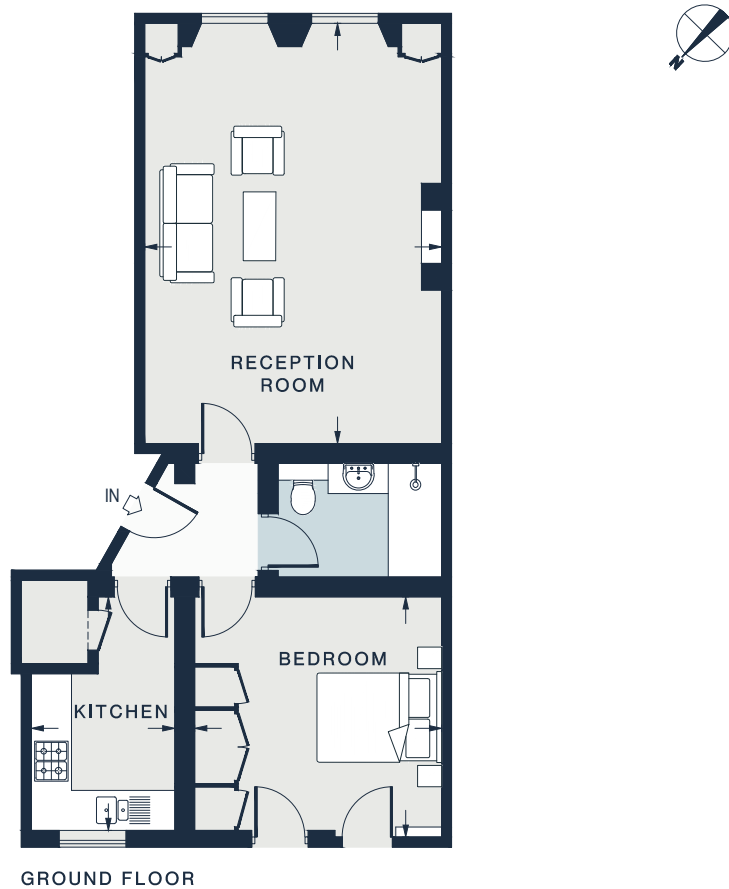












RECEPTION ROOM
20'7 x 14'7 (6.2m x 4.4m)

KITCHEN
11'7 x 7'1 (3.5m x 2.1m)

BEDROOM
12'1 x 11'9 (3.7m x 3.6m)

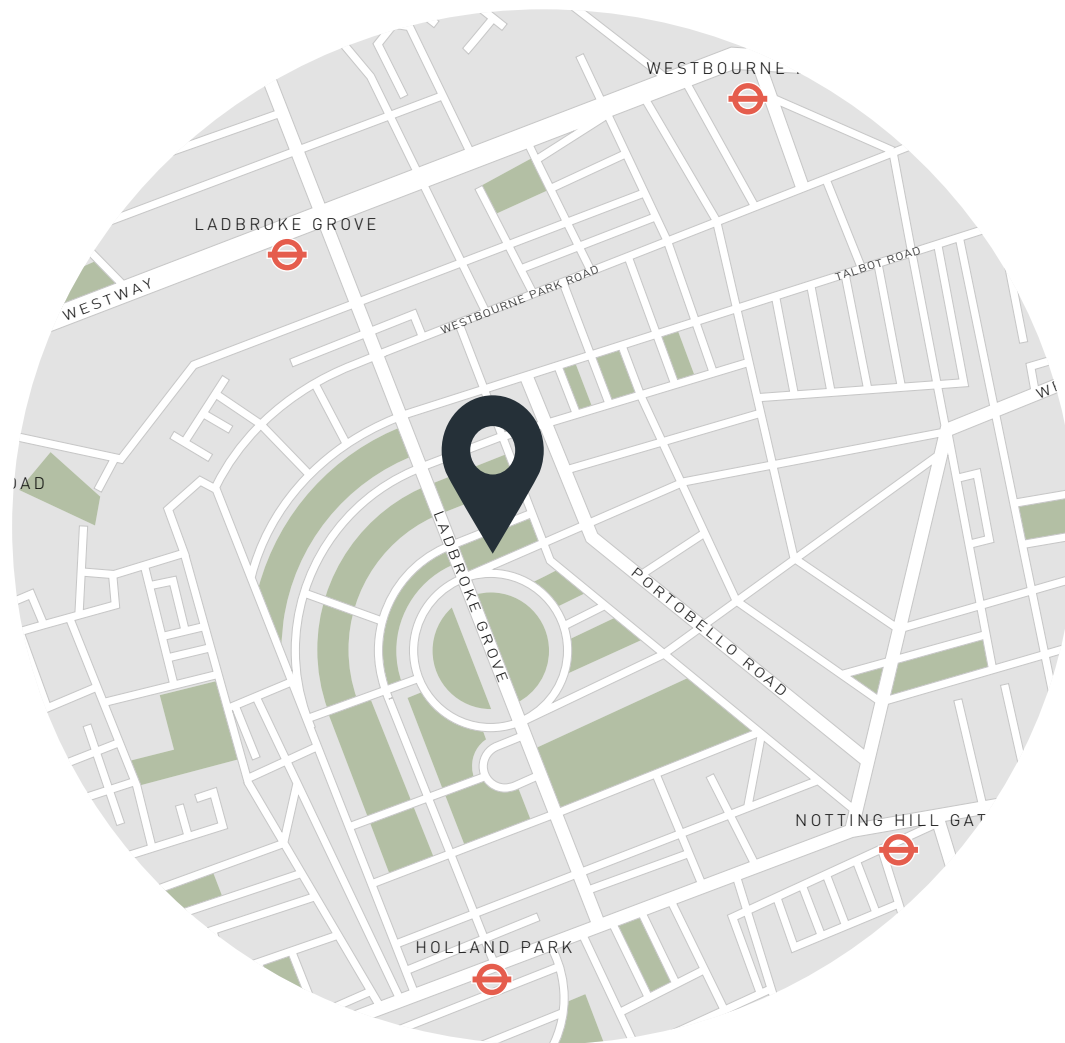
Approx. Gross Internal Area = 629 sq ft / 58.4 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

Property Details

Dining and reception room
Kitchen
Principal bedroom with fitted storage
Juliet balcony
Shower room
Communal garden access
Royal Borough of Kensington & Chelsea

Approx. 629 sq ft / 58.4 sq m
EPC - C
Tenure: Leasehold
Lease Length: Circa 90 years
Council Tax Band: F
Service charge: Approx. £3,655 pa



Location

One of Notting Hill's peace-and-quiet roads, Ladbroke Gardens epitomises the grandeur of the area's architectural heritage. In a matter of minutes, reach the vibrant thoroughfares of Westbourne Grove and Portobello Road. Head to SoulCycle or Bodyism for a morning workout, followed by brunch at Granger & Co. Groceries are best from Notting Hill Fish + Meat Shop or Daylesford Organic. Spend an afternoon browsing antiques stalls and boutique shops, followed by a film at the Electric Cinema.

Holland Park – 10 mins (Central)

Notting Hill Gate – 12 mins (Central, Circle, District)

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