

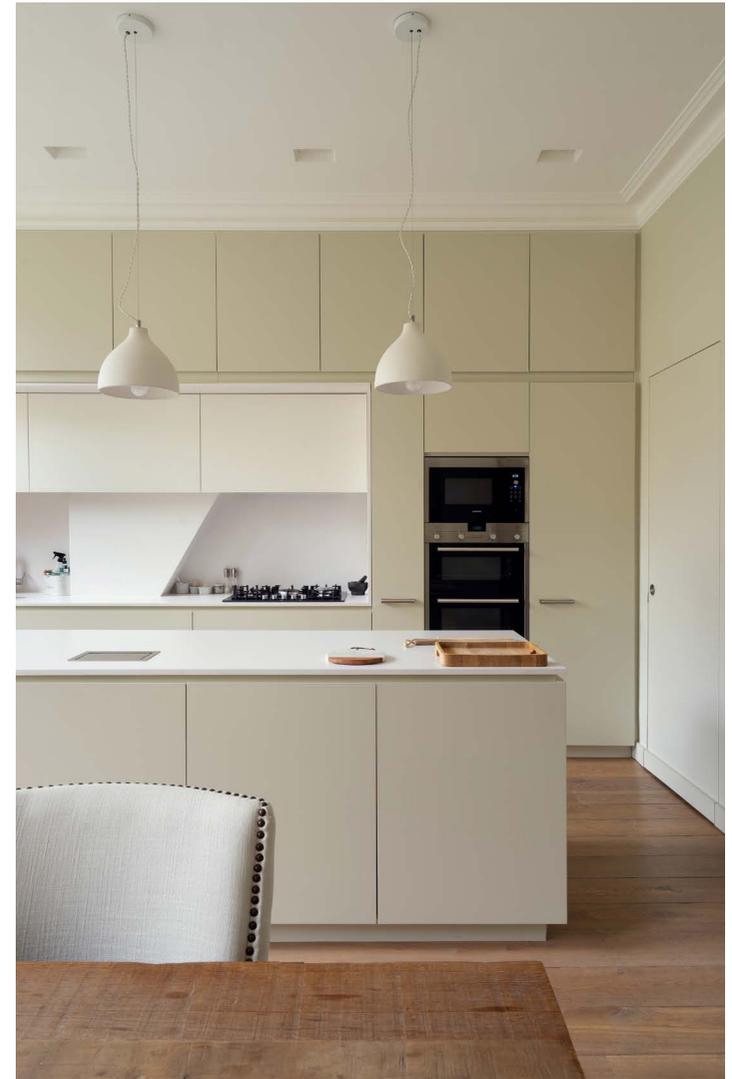
DOMUS NOVA



Ladbroke Grove
W11 £4,750,000

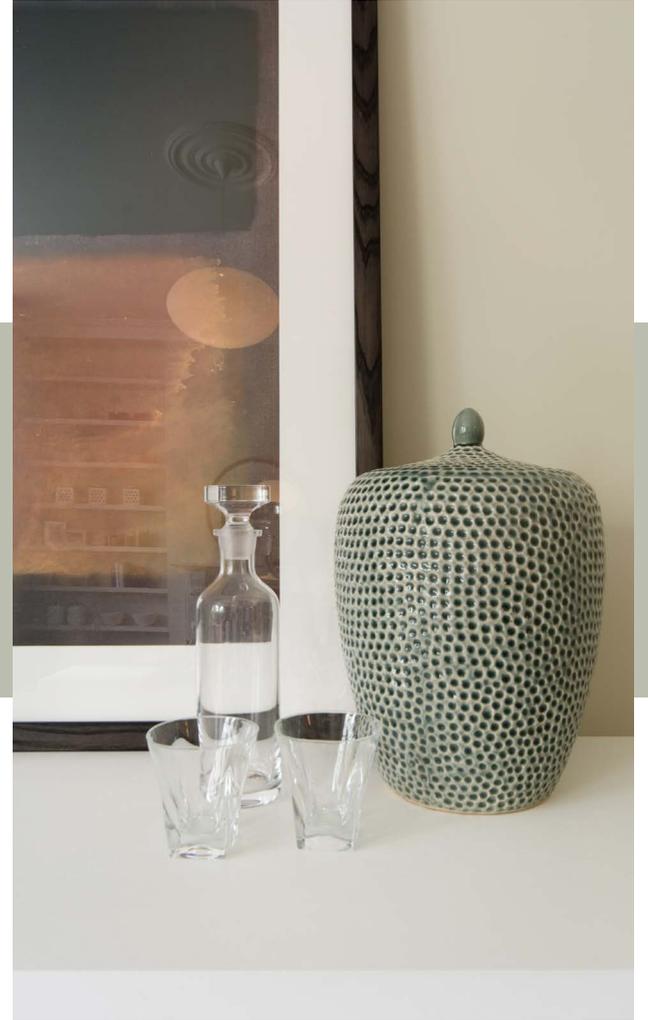
An impressive and imposing three-bedroom garden maisonette on Ladbroke Grove.

Refurbished to an exceptional standard with subtle, neutral interiors, this grand apartment spreads generously (2,209 sqft) over the ground and lower floors of a white stucco-fronted building with a striking curved bay.











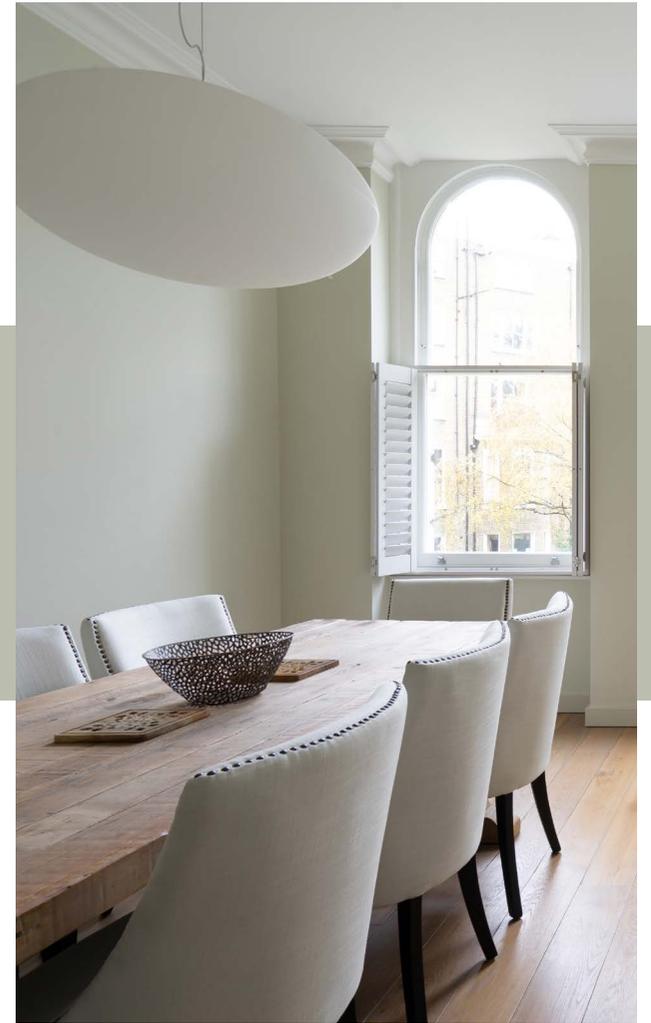
Leading off the entrance hallway are two spacious rooms either side offering balance and exceptional front to back space with a bright, airy feel thanks to the east-west orientation. The east-facing kitchen has a stunning trio of arched windows offering green views over the gardens.

The kitchen has been stylishly designed to include a large island, high-level appliances and a dining table for 8-10. Off the kitchen is a separate laundry and guest cloakroom.

The reception room has distinctively high ceilings, a working fireplace and a vast bay window with a west aspect for the afternoon sun.

The garden level has three bedrooms and three bathrooms (two en-suite), all immaculate. Two of the rooms are extremely large, a mirror image of the ground floor above. The bedroom to the rear of the property has direct access to a beautifully landscaped, mature patio garden which, in turn, leads out to Stanley Crescent Gardens – one of the most highly regarded in Notting Hill





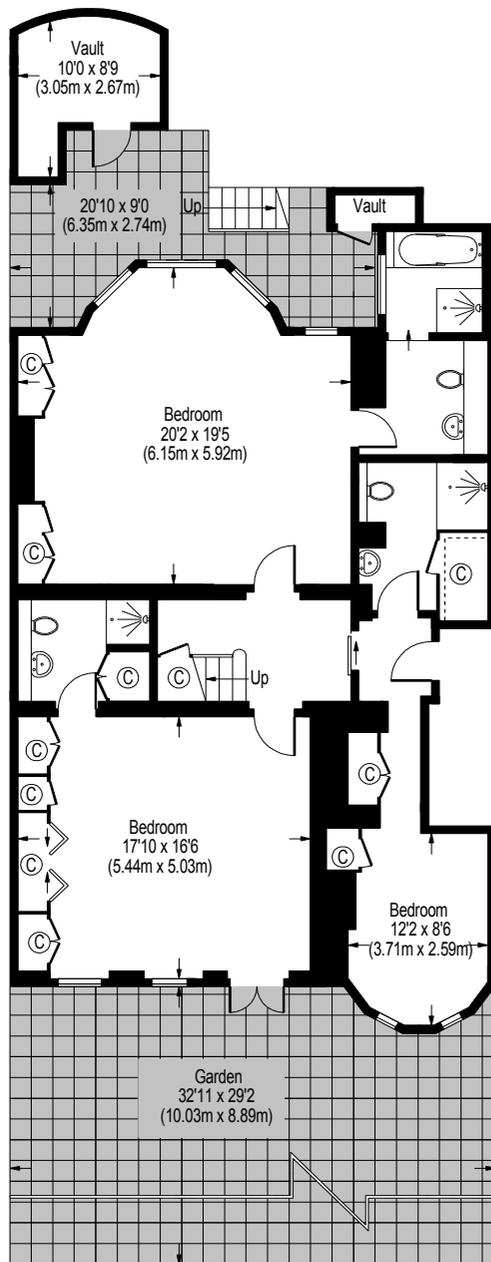




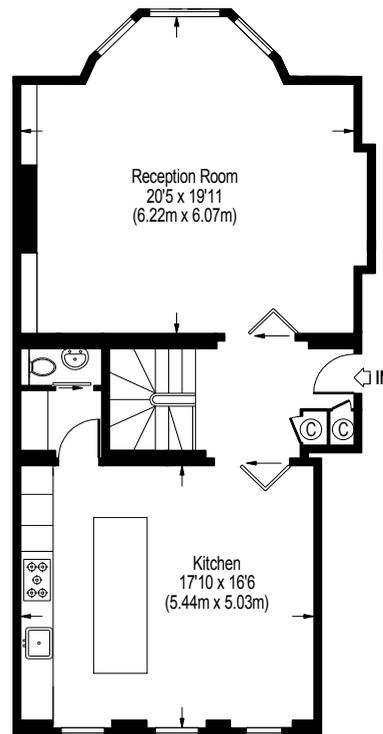








Ground Floor



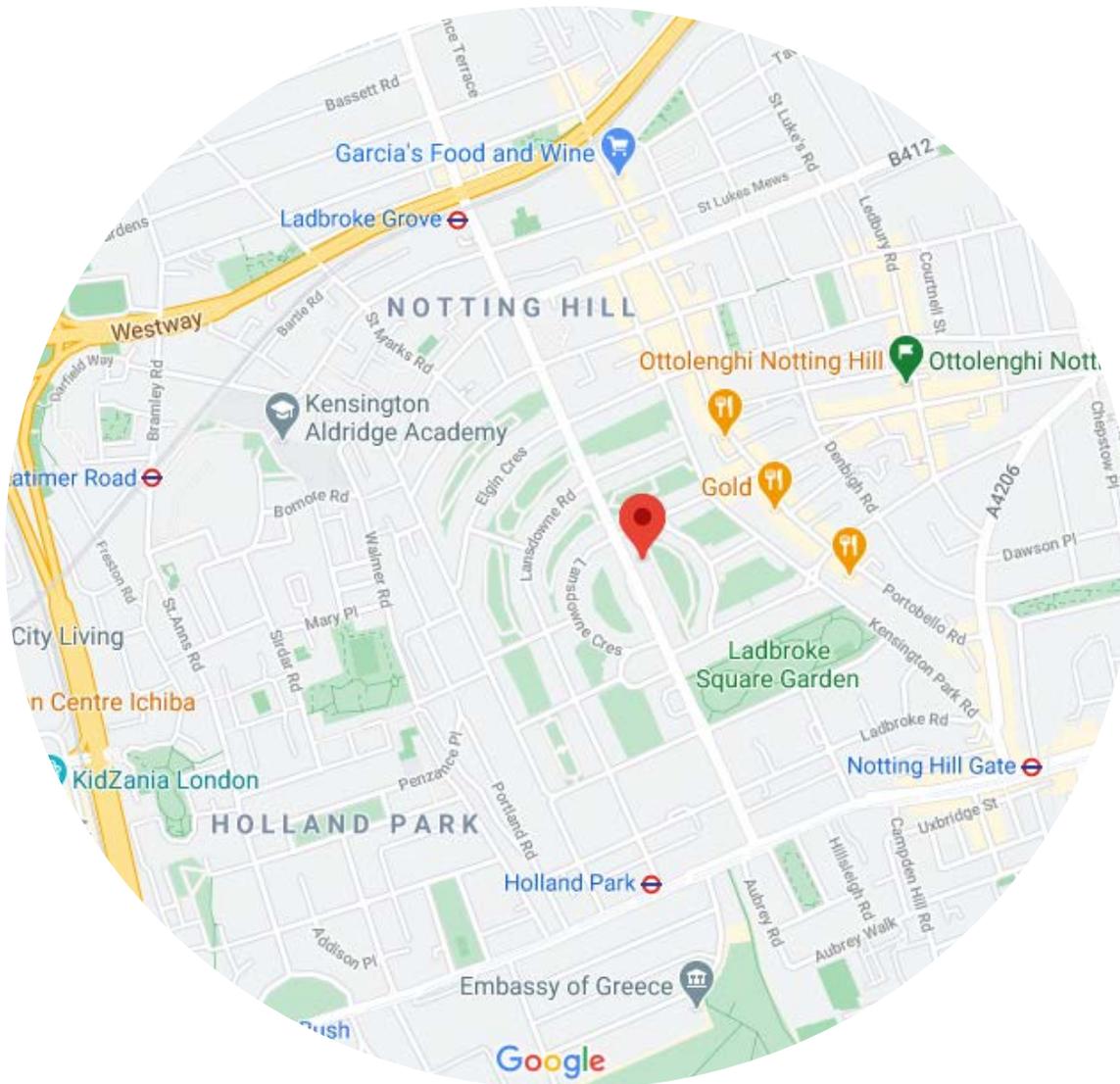
Raised Ground Floor

- Reduced headroom
below 1.5 m / 5'0

Approximate Gross Internal Area
 2117 Sq.Ft. / 196.7 Sq.M.(Excluding Vaults)
 2131 Sq.Ft. / 198.0 Sq.M.(Including Reduced Headroom)
 2209 Sq.Ft. / 205.2 Sq.M.(Including Reduced Headroom) & Vaults)

Property Details

- Grand reception room
- Impressive kitchen / dining room
- Master bedroom suite
- Second bedroom suite
- Guest bedroom
- Guest shower room
- Guest cloakroom
- Private garden
- Direct access to communal gardens
- Royal Borough of Kensington & Chelsea
- Approx. 2,209 sq ft / 205.2 sq m. EPC=D



Location

Ladbrooke Grove, in the heart of Notting Hill, is ideally situated for the many amenities of Westbourne Grove, Portobello Road, Kensington Park Road and Notting Hill Gate. The open spaces of Holland Park are a stroll away.

Holland Park is the nearest Underground station [Central line] with Notting Hill Gate also being moments away [Central, Circle and District lines]. There is easy access to the A40 and the West Country

