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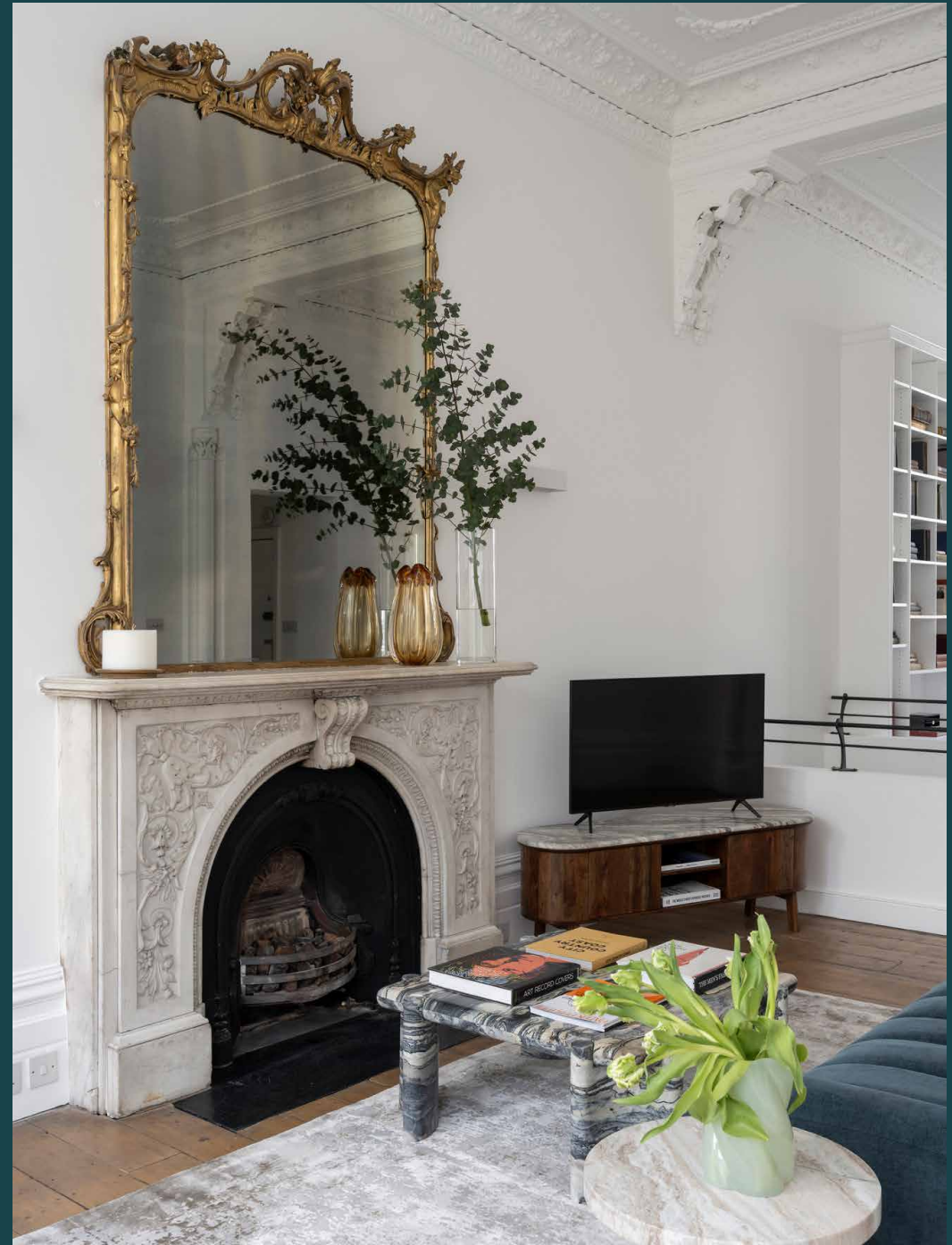
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## Ladbroke Gardens III

Notting Hill W11

1 Bedroom, 1 Bathroom  
For 4 guests

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Period proportions and peaceful views over a private garden square bring a stately feel to this one-bedroom Notting Hill apartment.

Found on the ground and first floors of an impressive period townhouse, this heritage home features an abundance of natural light and space.

Palatial proportions and towering windows instil the open-plan living area with a calming atmosphere. The design is pared-back, drawing attention to well-preserved architectural details – from an ornate marble fireplace and original cornicing to the soaring five-metre-high ceiling. Subtly zoned between a study with fitted bookcases and a reception area that faces south-east towards the communal gardens, windows bookend the space, adding to the bright and airy feel.

Tucked away to one side, the separate kitchen is well-equipped and maintained, with smart granite worktops and integrated appliances. Open the doors out onto the balcony for morning coffee in the sunshine.





Peer out over regal townhouses on one side and the leafy communal garden on the other.

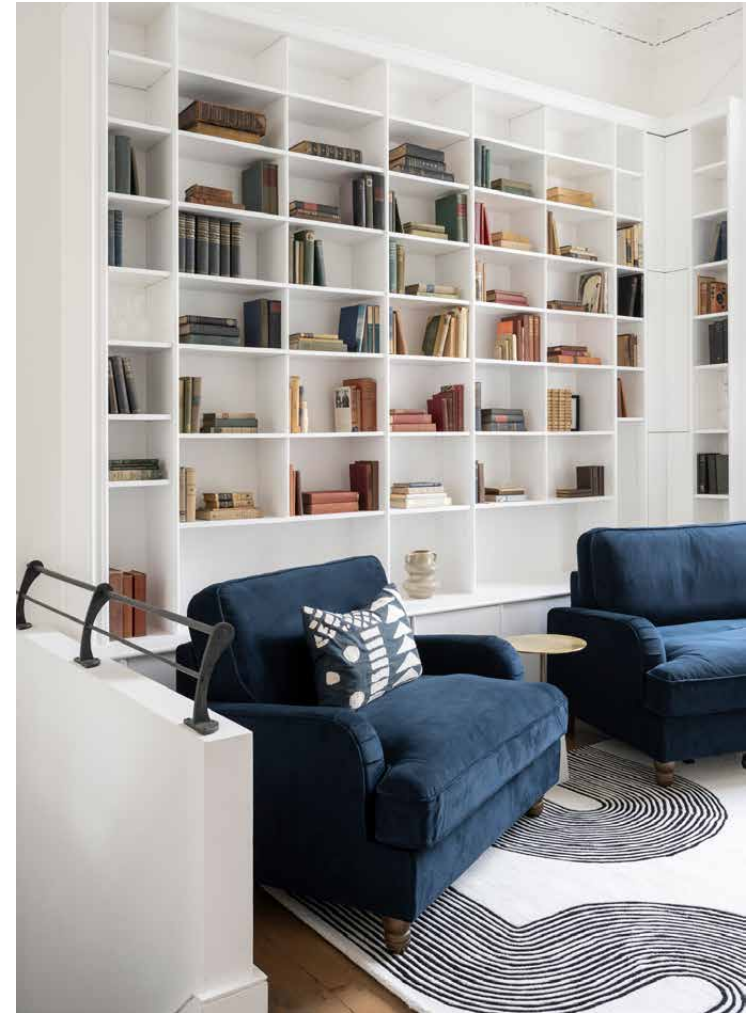


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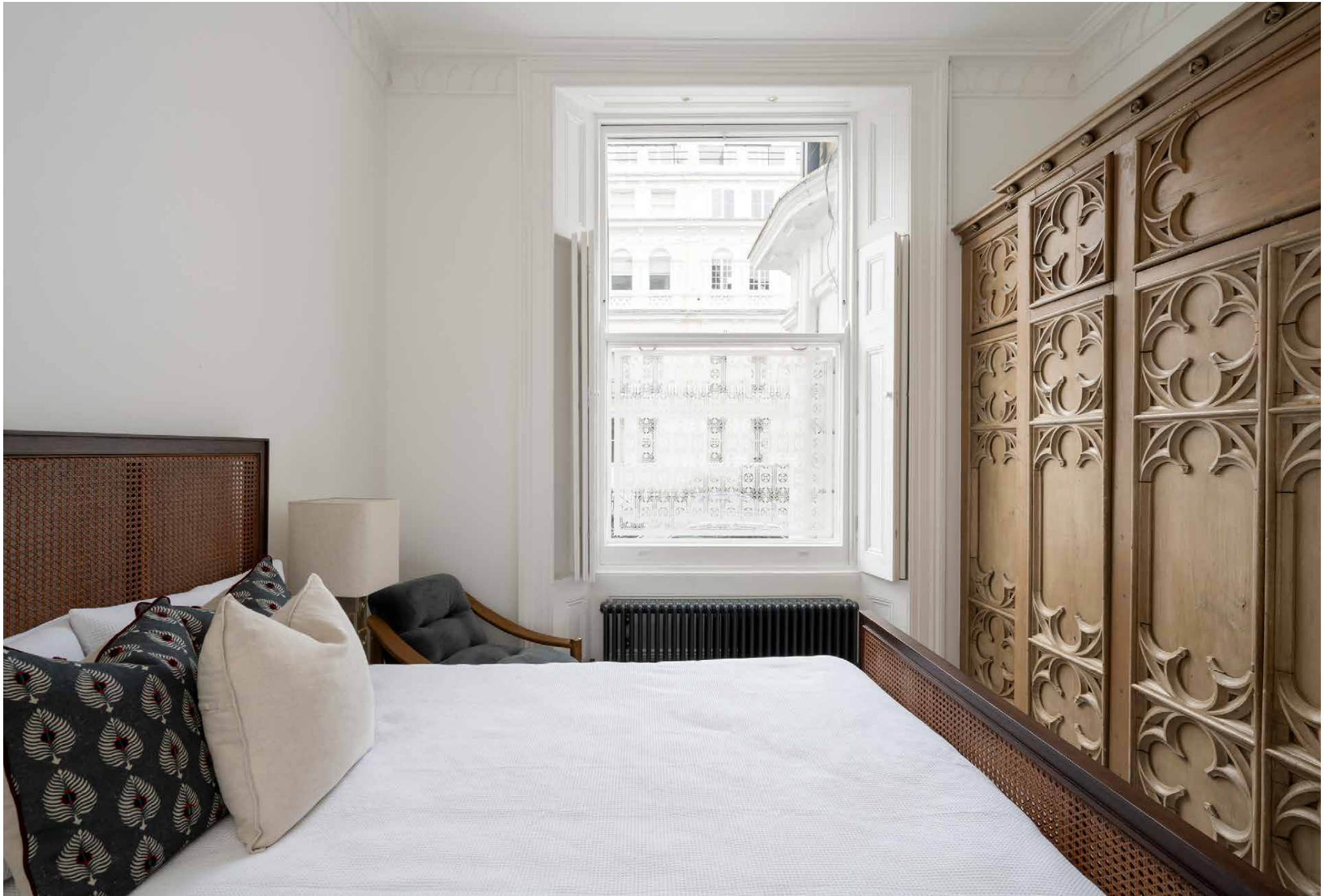




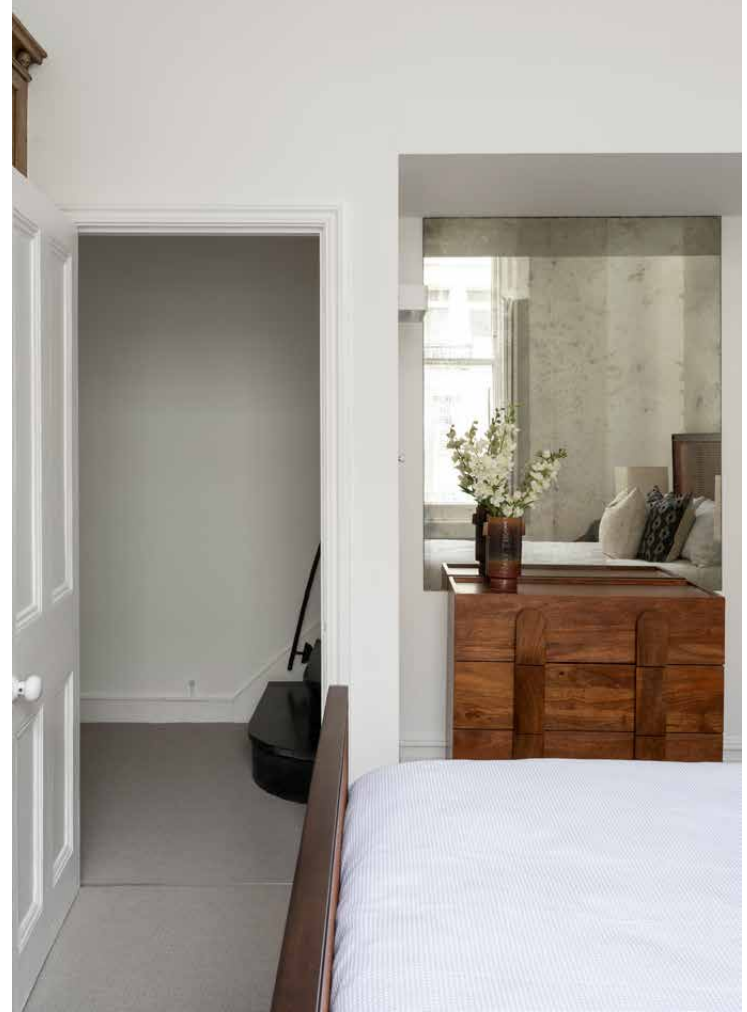
The bedroom sits on the home's ground floor, an understated backdrop for rest and relaxation. Carved wooden wardrobes offer a statement space for storage. Found just above, the marble bathroom comes complete with an inviting bathtub and classic tiling.

When the warmer weather beckons, the apartment enjoys access to leafy and sought-after Stanley Gardens North.













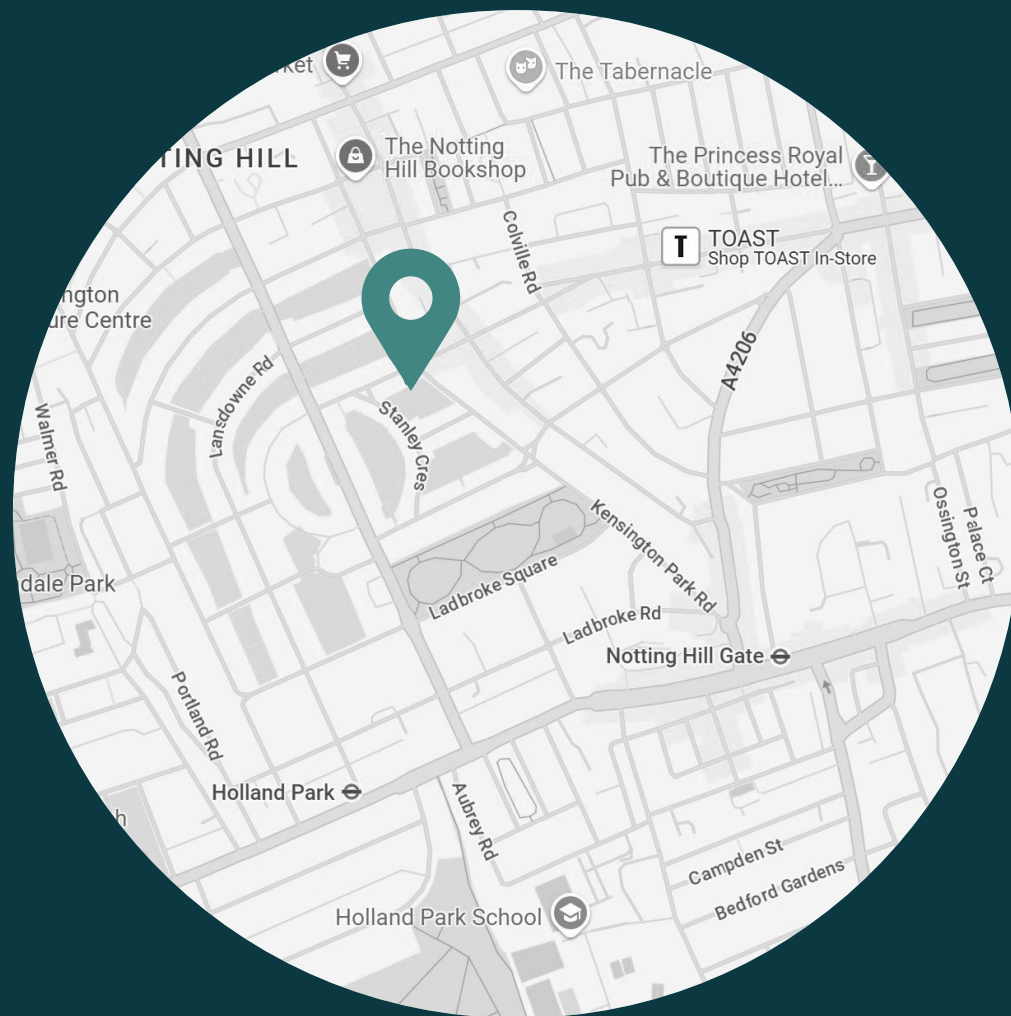




## LOCATION

One of Notting Hill's quieter streets, Ladbroke Gardens sits in walking distance of all the neighbourhood hotspots.

The vibrant thoroughfares of Westbourne Grove and Portobello Road are just a stone's throw away here – both a magnet for shopping, dining and people watching. Head to Bodyism for a morning workout, followed by brunch at Granger & Co. Groceries are best from Notting Hill Fish + Meat Shop or Daylesford Organic. Come the weekend, spend the afternoon browsing the antiques stalls and boutique shops, followed by a film at the Electric Cinema. For a breath of fresh air, stroll in the direction of Kensington Gardens and Hyde Park, both in walking distance.

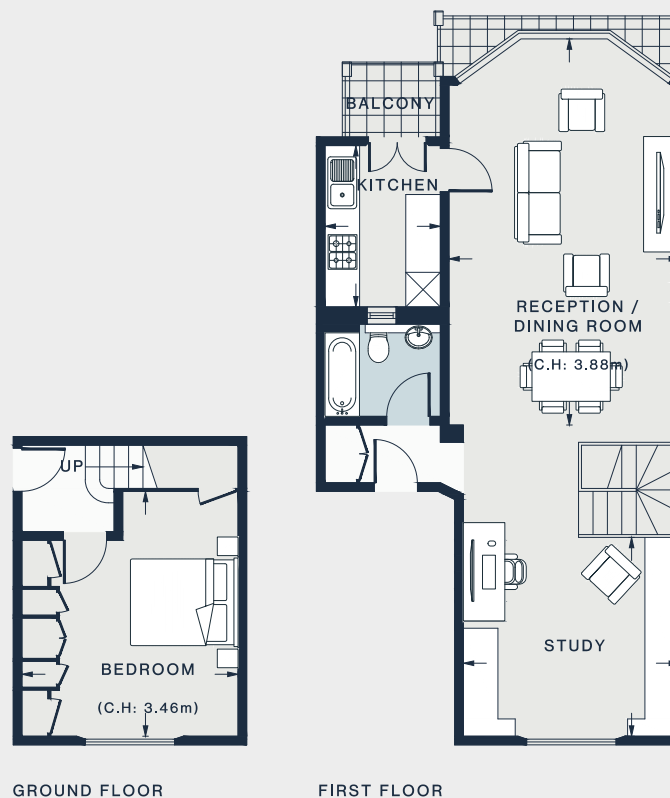






### PROPERTY HIGHLIGHTS

- Spacious open-plan dining and reception room
- Contemporary kitchen
- Versatile study space with bespoke bookcases
- Principal bedroom
- Family bathroom
- Balcony
- Communal garden access
- Royal Borough of Kensington & Chelsea



#### RECEPTION / DINING ROOM

22'0 x 13'2 (6.7m x 4.0m)

#### STUDY

12'4 x 11'3 (3.7m x 3.4m)

#### KITCHEN

9'3 x 6'5 (2.8m x 1.9m)

#### BEDROOM

14'2 x 12'2 (4.3m x 3.7m)

Approx. Gross Internal Area = 839 sq ft / 78 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

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Please don't hesitate to get in touch if you have any questions or require any further information.

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