

Ladbroke Gardens

Notting Hill W11

Uber - fashionable London at the front, peace and beauty at the back - this is what Notting Hill is all about..



 **CRAYSON**

- Kitchen / Dining / Reception room
- Master Bedroom Suite
- Two further double bedrooms
- Further bathroom
- Private Patio
- Direct access to communal gardens
- 1,430 sq ft/ 132.85 sq m
- Royal Borough of Kensington & Chelsea
- Leasehold approx. 159 years
- Guide price £2.75 million

Loving this classic London flat with its incredible proportions, and access to communal gardens. It's even got that patina of age, which to me is irresistible and to others shrieks rip out and smother in white paint and smoky mirrors. Which at least gives you the option. Downstairs, there are three beds, two baths, which even on the lower ground are somehow very cosy and peaceful, and the master bedroom has a little outside terrace all of its own.



PHOTOS TOP & BOTTOM
Communal Gardens

The ground floor is one huge room, which only really works if the ceilings are as high as this. One wall of kitchen is somehow enough, and the rest is play area. Then of course there is the whole outdoor scene. The gardens are ravishing in that uniquely British way. Run by the locals, they are a great venue for parties, your children can run free and safe and see the seasons change at first hand and, really, nothing beats lying on a lawn on a hot summer day and watching the butterflies dance overhead...



TOP Kitchen
BOTTOM Reception Room

Ladbroke Gardens runs between Ladbroke Grove and Kensington Park Road, and this flat is the right end, just across the road from the start of Westbourne Grove. The street is classic old-school Notting Hill – a bit bohemian, and still, just, clinging on to the old order when the intelligentsia outnumbered the hedgies, and people actually lived here. Notting Hill (Circle, District and Central). The M4/M40 corridor with its access to Heathrow and the West Country is close by.





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