



Ladbroke Grove, London

W10



Beyond your expectations

Beautifully presented third floor one bedroom flat

Hamptons International
301 Westbourne Grove, London, W11 2QA
Sales. 020 7034 0404
nottinghill@hamptons-int.com

www.hamptons.co.uk

Beautifully presented one bedroom flat | Third floor | Kitchen/reception room | Bathroom | Potential rental investment | Underfloor heating

Asking Price £550,000 Leasehold

Description

A beautifully presented one bedroom apartment 545 sq. located on Ladbroke Grove. The property is on the third floor of the recently renovated building and has under floor heating throughout. The open plan kitchen/reception room is South-West facing and naturally light with floor to ceiling windows. It is a well proportioned room with ample space for a separate seating and dining area. The building has a lift and solar panels on the roof and would make an ideal purchase for a first time buyer or rental investor.

Location

The building is conveniently located within easy walking distance of an array of local shops, bars and restaurants on Ladbroke Grove and the world famous Portobello Road. There are a number of buses that run along Ladbroke Grove providing access to Central London and Ladbroke Grove (Circle and Hammersmith and City lines) underground station is also nearby.

Additional Information

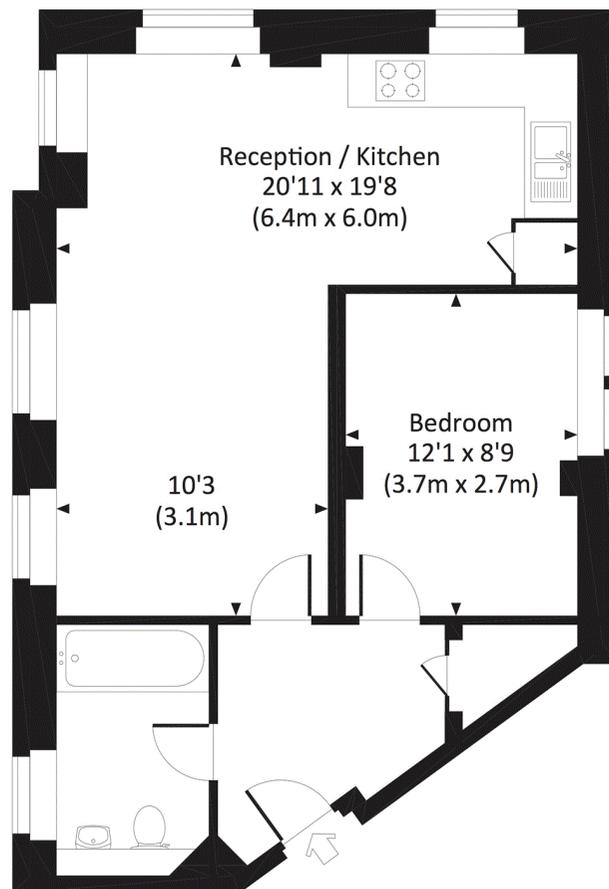
Tenure: Leasehold. 999 year lease will be
Service charge: TBC
Ground rent: £0
(information provided by vendor)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LADBROKE GROVE, W10

Approx. gross internal area
545 Sq Ft. / 50.6 Sq M.



THIRD FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 www.dowlingjones.com 020 7610 9933

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

