

Ladbroke Grove  
North Kensington, W10

£600,000

 1  1  Flat/Apartment

**HOMESITE**

# Classic first floor west facing apartment in this handsome period conversion

## FULL DETAILS

Classic first floor west facing apartment with plenty of light & great ceiling heights. The bright reception room opens into a sleek semi-open plan kitchen with a tiled floor and breakfast bar. The large double bedroom is located to the rear of the property making it nice and quiet and gives access to a large family bathroom. The apartment also has a number of period features including sash windows, cornicing and a feature fire place. Located five minutes from Ladbroke Grove tube (Hammersmith & City, Circle), Sainsbury's Local, Portobello Road with its dynamic market & eclectic mix of eateries, bars & shops. The area is also very well served by a number of bus routes.

## PROPERTY FEATURES

- First Floor Apartment
- High Ceilings
- Period Conversion
- Large Double Bedroom
- Family Bathroom
- Approx 567 sq. ft / 52.7 m<sup>2</sup>
- Council Tax Band D Kensington & Chelsea

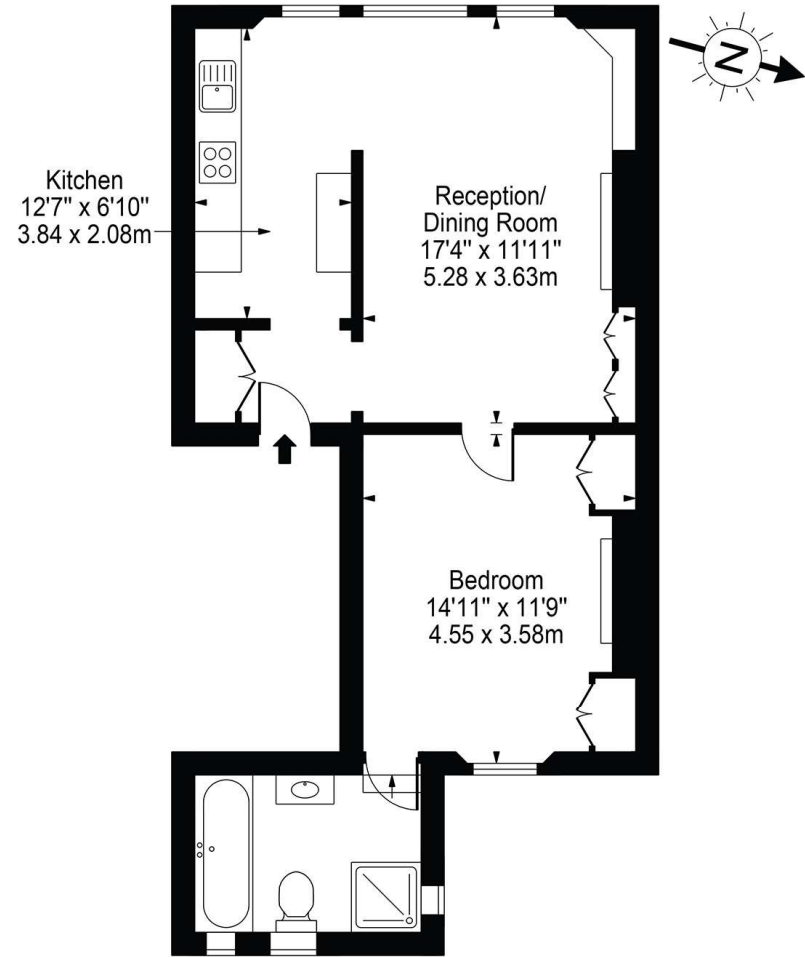
## PROPERTY INFO

**TENURE**  
Share of Freehold, approx. 991 years remaining

**SERVICE CHARGE**  
£220 pcm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(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 567 Sq Ft - 52.68 Sq M



First Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

\*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.