

THE MODERN HOUSE



London W11
Sold

Ladbroke Grove II

A very rare opportunity to purchase a wonderfully bright one-bedroom apartment with balcony on the second floor of this landmark 1930s block in Notting Hill. Number 65 Ladbroke Grove was designed by the great British architect Edwin Maxwell Fry, and is one of the finest surviving Modernist buildings in London.

The apartment measures approximately 550 sq ft internally. There is a reception room with access to a balcony with south-westerly aspect, kitchen with most of its original units still intact and in good condition, bathroom with heated towel rail and a double bedroom with generous built-in storage. There is also ample storage throughout the apartment. The reception room, bedroom and balcony all have beautiful views over trees and gardens towards the period houses on Lansdowne Crescent.

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The building has a live-in porter, lift access and glorious communal gardens. There are three residents' parking bays for use on a first-come first-served basis. The block contains just 17 flats, which come up for sale very rarely; this particular apartment has been in the same ownership for more than 40 years.

Built on the highest point of Ladbroke Grove, number 65 occupies one of the most enviable sites in London. It is situated within easy reach of the shops, restaurants and markets of Portobello Road, Holland Park Avenue and Westbourne Grove. The Underground stations of Holland Park (Central Line), Notting Hill Gate (Central, Circle and District Lines) and Ladbroke Grove (Hammersmith & City Line) are all close at hand. There is also good road access to the M4, A4 and A40.

Tenure: Leasehold Lease: approximately 57 years remaining
Service charge: approximately £6,000 per annum, including sinking fund, heating and hot water



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.