# NOAHS

Guide price £1,250,000



# 95-99 Ladbroke Grove





# Description

A beautifully presented three bedroom split level apartment in central Notting Hill.

Entering into the apartment you are greeted by a lovely raised ground floor bedroom with large front facing windows and traditional high ceilings. Moving through the apartment and downstairs there are two bedrooms, one is a double with an ensuite bathroom. The third bedroom is the perfect room for guests, nursery and/or home office.

To the rear of the apartment is a stunning living space which has a wonderful feeling of openness. A well equipped kitchen leads on to the dining area and there are three sets of french doors opening onto the pretty patio garden.

- Three bedrooms | Two bathrooms
- Period conversion
- Proximity to Ladbroke Grove underground
- Patio garden

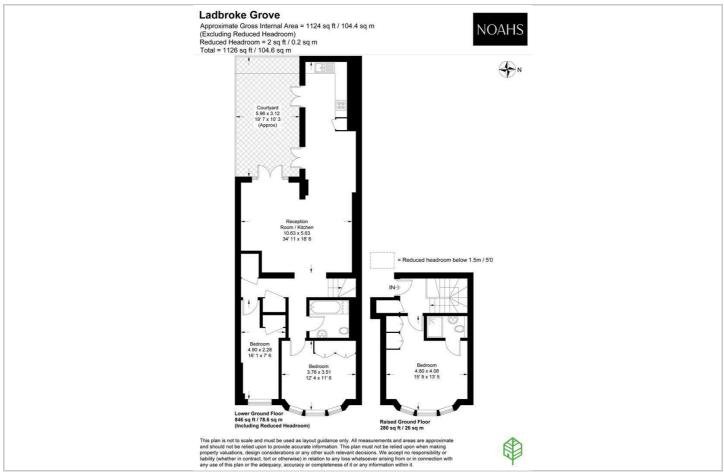
- **Beautifully presented**
- Split level
- Raised ground floor and lower ground floor



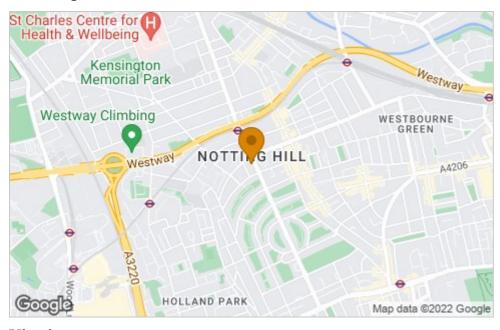




#### Floor Plan



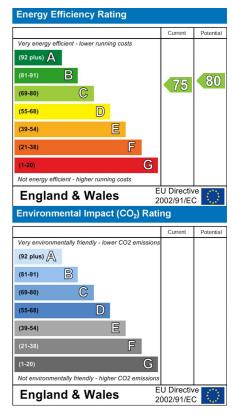
# Area Map



# Viewing

Please contact our Noahs London Office on 02079711474 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**



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