

LADBROKE ROAD | LONDON W11



# Having been refurbished to the highest of standards, this is an architecturally designed 4 bedroom family house that offers superb accommodation with a rare balance of period charm and a contemporary atmosphere, in one of London's most sought after locations.

Set back from the road and accessed through a private front garden, there is a formal drawing room and entrance hall on the ground floor with a wonderful open plan kitchen and dining room towards the rear. Flooded with natural light, the south facing kitchen leads out onto the private garden. The lower ground floor provides an excellent family TV room with 3m ceiling heights and plenty of natural light, well organised plant room, office area, well-appointed utility room, guest cloakroom, temperature controlled wine cellar and guest bedroom suite.

There is a superb master bedroom on the first floor with en-suite shower room, two further bedrooms taking the total to four, a family bathroom and two terraces. Of particular note is the excellent loft storage.

Ladbroke Road forms part of a highly regarded residential area, a moments' walk from the wealth of amenities to be found at Notting Hill Gate and the wider area. Hyde Park and Holland Park are within a short walk, as are both Notting Hill Gate and Holland Park tube stations (Central, District and Circle Lines).





## SPECIFICATION

### LOWER BEDROOM

- | Underfloor heating (water) with temperature control panel
- | Pre wired for Sky TV
- | Low energy LED lighting
- | Control4 lighting control

- | Walnut interior wardrobes with LED light strip

- | SONOS speakers

### WINE CELLAR

- | Racks for around 900 bottles
- | Temperature controlled
- | Timer and sensor controlled LED lighting strip

### UTILITY ROOM

- | Built in Miele washing machine (2014)
- | Built in Miele dryer (2015)
- | Wall mounted hanging racks
- | Franke sink and pull out tap
- | Water underfloor heating with temperature control panel
- | Control4 lighting control

### FAMILY ROOM

- | Underfloor heating (water) with temperature control panel
- | Wired for Sky TV
- | 5 Built in speakers for TV and SONOS
- | Control4 lighting control

### PLANT ROOM

- | Rack with sonos music system
- | SONOS Subwoofer
- | TWS low energy main water boost Multi system
- | TWS Aquastor unvented hot water cylinder
- | Control4 lighting system control panels
- | Vaillant boiler
- | Heating control panels for underfloor heating, towel radiators, general heating and hot water

### DRAWING ROOM

- | Underfloor heating (water) with control panel
- | Control4 lighting
- | Low energy LED lighting
- | SONOS speakers

### KITCHEN

- | Bulthaup kitchen
- | Miele appliances
- | Limestone flooring
- | SONOS speakers
- | Underfloor heating (water) with control panel
- | Control4 lighting
- | Low energy LED lighting

### MASTER BEDROOM and ENSUITE

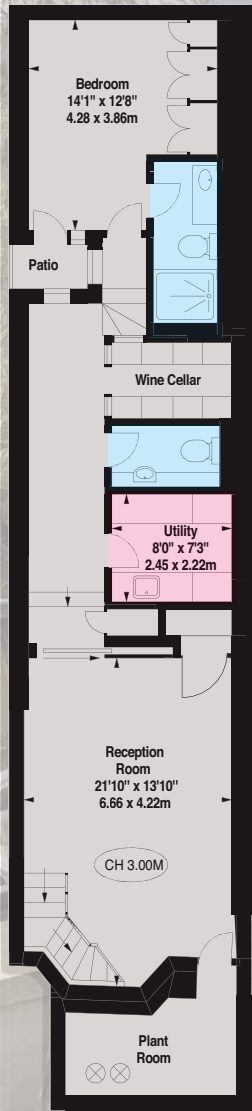
- | SONOS speakers
- | Pre wired for Sky TV
- | Large wardrobes with walnut interior and LED light strip

### TOP FLOOR BEDROOM

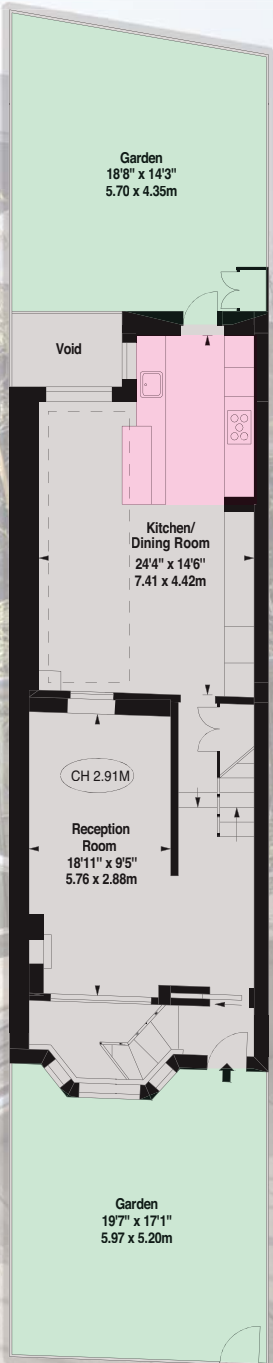
- | Pre wired for built in speakers
- | Pre wired for Sky TV
- | Wardrobe with walnut interior and LED light strip

### GARDEN

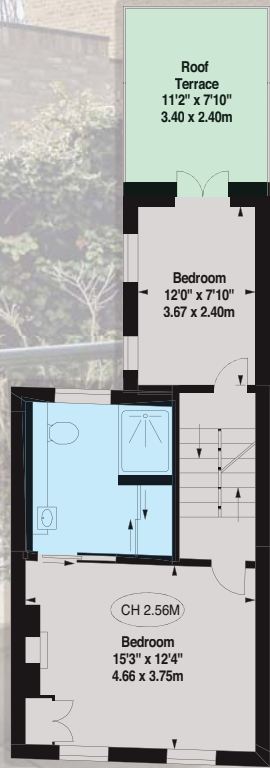
- | SONOS speakers
- | Millboard composite decking
- | Main gas pipe to BBQ
- | Low energy LED lighting



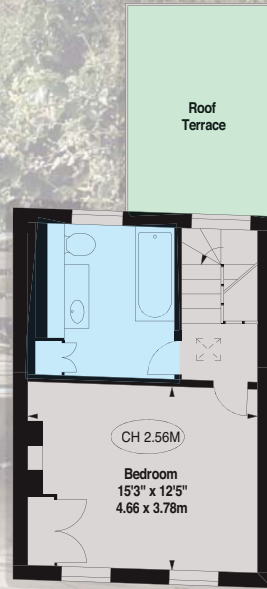
Lower Ground Floor



Ground Floor



First Floor



Second Floor



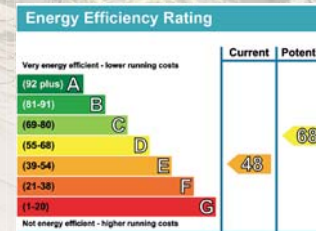
Loft

Key:  
CH - Ceiling Height



Approximate Gross Internal Area  
Including Loft  
2,743 square feet - 254.82 square metres  
Excluding Loft  
2,422 square feet - 225.09 square metres

Terms  
Tenure: Freehold  
Local Authority: The Royal Borough of  
Kensington and Chelsea  
Price on Application



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