



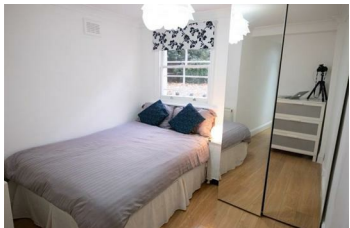
**Ladbroke Grove, W10**

**£2,400 Per Month**

This spacious and elegantly presented two-bedroom, two-bathroom flat in the heart of Ladbroke Grove offers a rare blend of comfort, style, and exceptional convenience. Boasting its own private entrance, the property is furnished to a high standard and features a delightful private garden, creating a tranquil retreat in one of West London’s most vibrant neighbourhoods.

Perfectly positioned, the flat is just a 5-minute walk to Ladbroke Grove tube station, placing the rest of London within easy reach, while the eclectic charms of Golborne Road and Portobello Road markets lie only 2 minutes away, offering an array of boutiques, cafés, and local culture.

An ideal home for those seeking modern living with classic Notting Hill character, enhanced by its enviable location and desirable outdoor space.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
<b>(91-100) A</b>			<b>(101-120) A</b>		
<b>(81-90) B</b>			<b>(91-100) B</b>		
<b>(71-80) C</b>			<b>(81-90) C</b>		
<b>(61-70) D</b>			<b>(71-80) D</b>		
<b>(51-60) E</b>			<b>(61-70) E</b>		
<b>(41-50) F</b>			<b>(51-60) F</b>		
<b>(31-40) G</b>			<b>(41-50) G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
2008/11/EC			2008/11/EC		