Set back from the road behind an attractive front garden, this is a beautiful Victorian family house with approximately a 67ft (20.5m) garden and has the right to apply for access to Notting Hill’s largest communal garden Ladbroke Square.
The house is presented with wonderful flair and features a remarkable double height atrium providing lovely views of the garden from both the reception room and the dining/family room, and which links very successfully the ground and lower ground floors. The lower floor naturally divides into 3 zones with a recently renewed kitchen, a dining room, and the double height family room which leads onto the landscaped garden. To the rear of the garden, discretely situated, there is a recently installed Wentworth Garden Room fitted with all amenities including heating, air conditioning and telephone lines and used as an office.

Location: The property is situated at the southern end of Ladbroke Grove in the eastern terrace between Ladbroke Road and Ladbroke Square and is within walking distance of both the underground stations of Holland Park (Central Line) and Notting Hill Gate (Central, Circle & District Lines).

Tenure: Freehold
Price: on Application
Local Authority: Royal Borough of Kensington and Chelsea
EPC = D

Accommodation:
Double reception room
Rosскопf Hi-Mac Kitchen with Wolf, Miele & Gaggenau appliances
Dining room/family room
Master bedroom
Walk through dressing area
En suite bathroom
Bedroom 2 (currently dressing room)

En suite WC (plumbing for full bathroom)
Bedroom 3
En suite bathroom 2
Guest WC
Utility area
Vault with storage & wine cellar

Amenities:
Lutron lighting
Sonos music system

Control 4 lighting and sound
Multi room satellite TV system
Projector TV

External:
Landscaped garden
Wentworth Garden Office
Tool shed
Right to apply for access to Ladbroke Square communal garden
Gross Internal Area (Approx)
235.5 Sq m/2,535 Sq Ft
Garden Office
10.8 Sq m/116 Sq Ft

A copy of the full Energy Performance Certificate is available on request from the Agents.

Energy Efficiency Rating

Estimated energy costs of dwelling for 3 years: £4,680
Over 3 years you could save £1,026

Estimated energy costs of this home

<table>
<thead>
<tr>
<th>Current costs</th>
<th>Potential cost</th>
<th>Potential future savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>£582 over 3 years</td>
<td>£291 over 3 years</td>
</tr>
<tr>
<td>Heating</td>
<td>£3,690 over 3 years</td>
<td>£2,955 over 3 years</td>
</tr>
<tr>
<td>Hot Water</td>
<td>£408 over 3 years</td>
<td>£408 over 3 years</td>
</tr>
</tbody>
</table>

Totals £4,680 £3,654

You could save £1,026 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

<table>
<thead>
<tr>
<th>Recommended measures</th>
<th>Indicative cost</th>
<th>Typical savings over 3 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Internal or external wall insulation</td>
<td>£4,000 - £14,000</td>
<td>£777</td>
</tr>
<tr>
<td>2. Low energy lighting for all fixed outlets</td>
<td>£90</td>
<td>£246</td>
</tr>
<tr>
<td>3. Solar photovoltaic panels, 2.5 kWp</td>
<td>£5,000 - £8,000</td>
<td>£777</td>
</tr>
</tbody>
</table>

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.