LADBROKE GROVE







76 Ladbroke Grove is a 300 sq. meter house, located in the heart of west London's ever-popular Notting Hill. The property was built in 2016 by Landmass London and has been happily lived in and enhanced by the current owners since. Designed to provide exceptional natural light throughout the day through picture windows, skylights and lightwells in to a thoughtfully configured contemporary space.











Specification

Technology

Control4 Smart Home Integration with built and handheld in touchscreen devices.

Lighting – Clipsal C-Bus controls and scene setting.

Audio & Visual with full Wyrestorm HD video matrix in 12 audio zones which can be controlled manually or remotely. Audio delivered through KEF in-ceiling speaker system.

Heatmiser controls with separate zone operation.

Multi-zone Air Conditioning & Heat Recovery System.

Upgraded Lilin NVR CCTV recording & intruder systems.

Cinema & Media room screen, speaker and amplifier upgrades.

Draytek 24 port data distribution and Wi-Fi.

Building

Oak flooring throughout with SENSO resin flooring in bathrooms.

Remainder of 10-year structural defect insurance policy (from 2017). Waterproofing & Tanking Guarantee

Velmar triple glazing and frames throughout with Finepoint easy clean coatings on the roof and rear.

Full underfloor heating system

Remote controlled entrance gates and garage door.

Culligan water softening system.

Details

Accommodation

Two Reception Rooms

Kitchen & Dining Room

Principal Bedroom Suite

4 Further En-suite Bedrooms

Media Room

Utility Room

Seated Courtyard

Guest W/C

Secure Garage w/ Charge Master Point

2 Resident Permits Available

Freehold

EPC Rating B

London Borough of Kensington & Chelsea







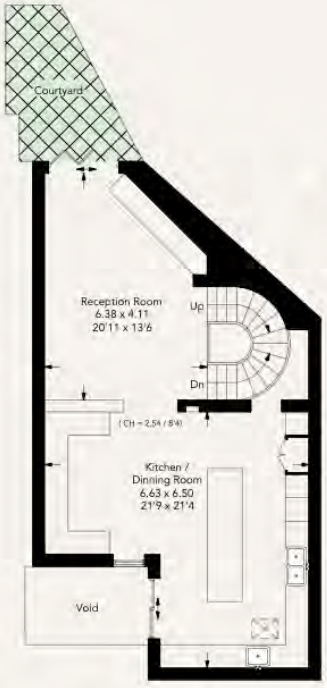
Ladbroke Grove, W11

Approximate Area = 3126 sq ft / 290.4 sq m
Garage = 130 sq ft / 12.1 sq m
Stores = 46 sq ft / 4.3 sq m
Total = 3302 sq ft / 306.8 sq m (Excluding Voids & Courtyards)
Including Limited Use Area (31.4 sq ft / 338 sq m)





Lower Ground Floor 2



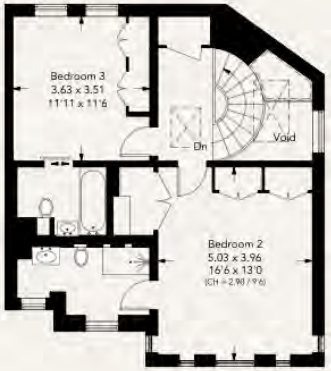
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID978727)

PARSONS & SON

