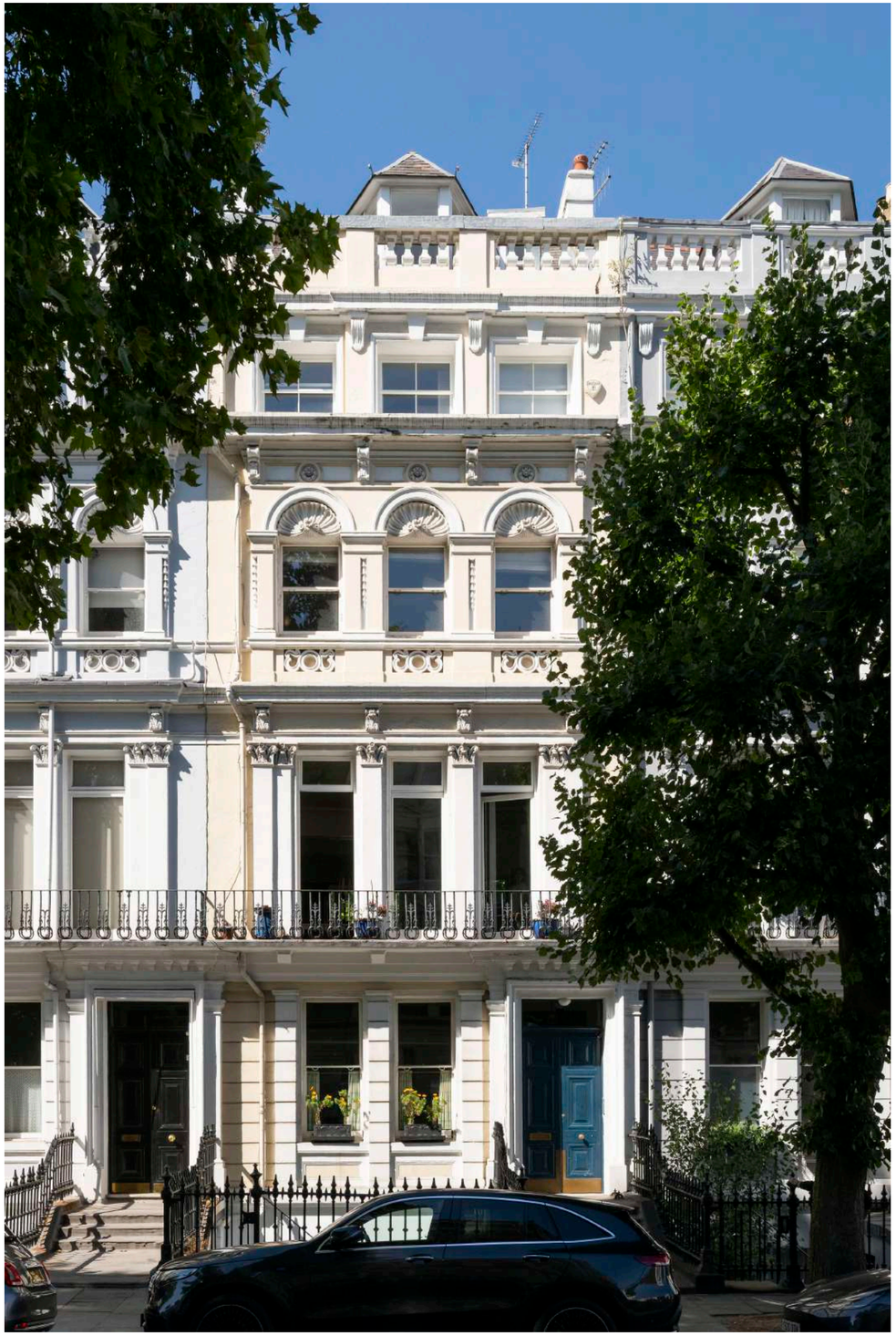
7B
Ladbroke Gardens
W11



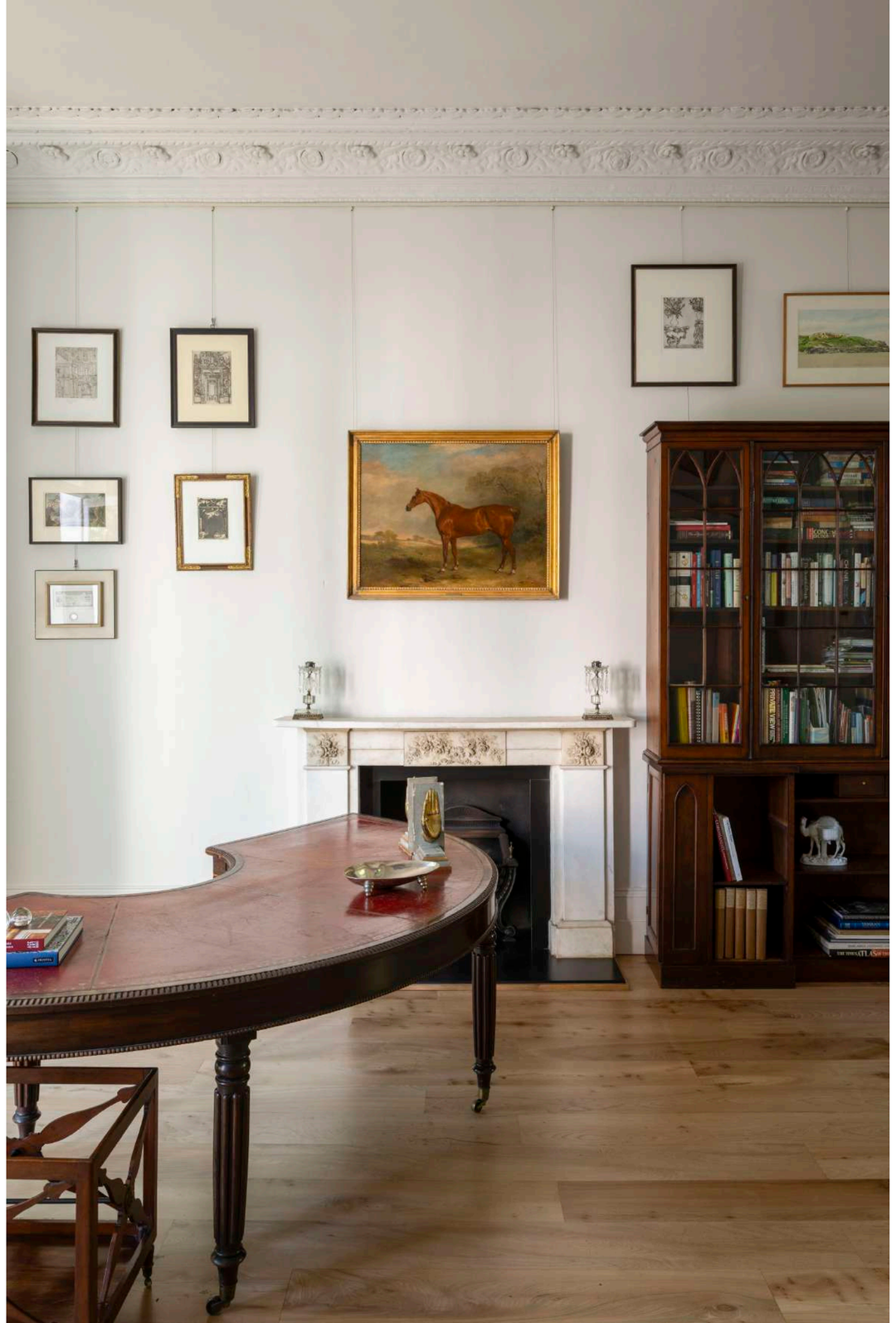


NOTTING HILL

Laid out in the 1840s and little altered since, the Ladbroke Estate remains one of the most complete pieces of Victorian townscape in London. Wide stuccoed terraces, private gardens behind communal gardens, and three underground stations within walking distance.

7 LADBROKE GARDENS

Built in the 1840s as part of the wider Ladbroke Estate masterplan, the house is Grade II listed, standing mid-terrace on the northern side of the street, between Ladbroke Grove and Kensington Park Road.





THE APARTMENT

A wonderful, light filled duplex apartment arranged over the principal floors of this handsome mid-terraced townhouse.

The apartment has its own front door at both levels. Enter at the ground floor and you arrive directly into a large kitchen and dining room, with a bedroom and bathroom accessed from this space.

A spiral staircase connects the two floors internally.

Above, the first floor opens into a large studio and reception space running the width of the house offering exceptional volume and light through full height windows to both the southern and northern elevations.

THE GARDENS

Behind the house lies the Arundel and Ladbroke Garden, over an acre of private communal ground running between Ladbroke Gardens and Arundel Gardens. It was laid out in the middle of the nineteenth century as part of the Ladbroke Estate, and is one of the sixteen communal gardens on the estate, all of them registered Grade II by Historic England.

The ground slopes steeply, which gives the garden more depth than its size suggests. Eleven of the original plane trees still stand, among specimen catalpa, horse chestnut and Turkey oak, with woodland planting beneath.

The garden is exclusively for the residents of the houses that surround it, and is reached from the fob controlled gates on Kensington Park Road and Ladboke Grove. It is held under the Kensington Improvement Act 1851, run by its own committee, and maintained by a levy collected with the council tax.





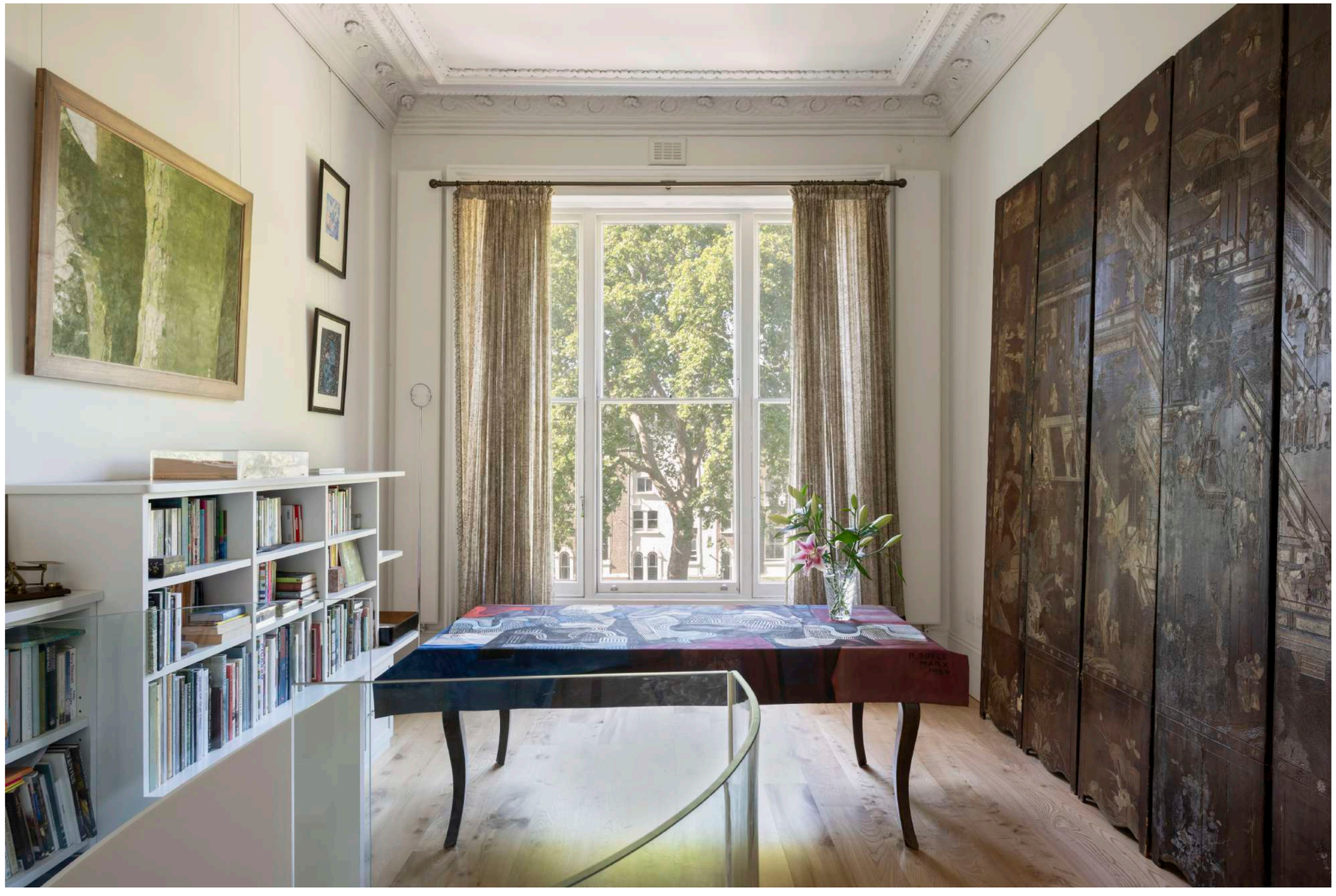
The kitchen and dining room has been thoughtfully laid out with a unique modular system which allows for flexibility in the arrangement of cupboards and appliances, created using a stainless steel frame and beautiful Cumbrian Slate worktops.

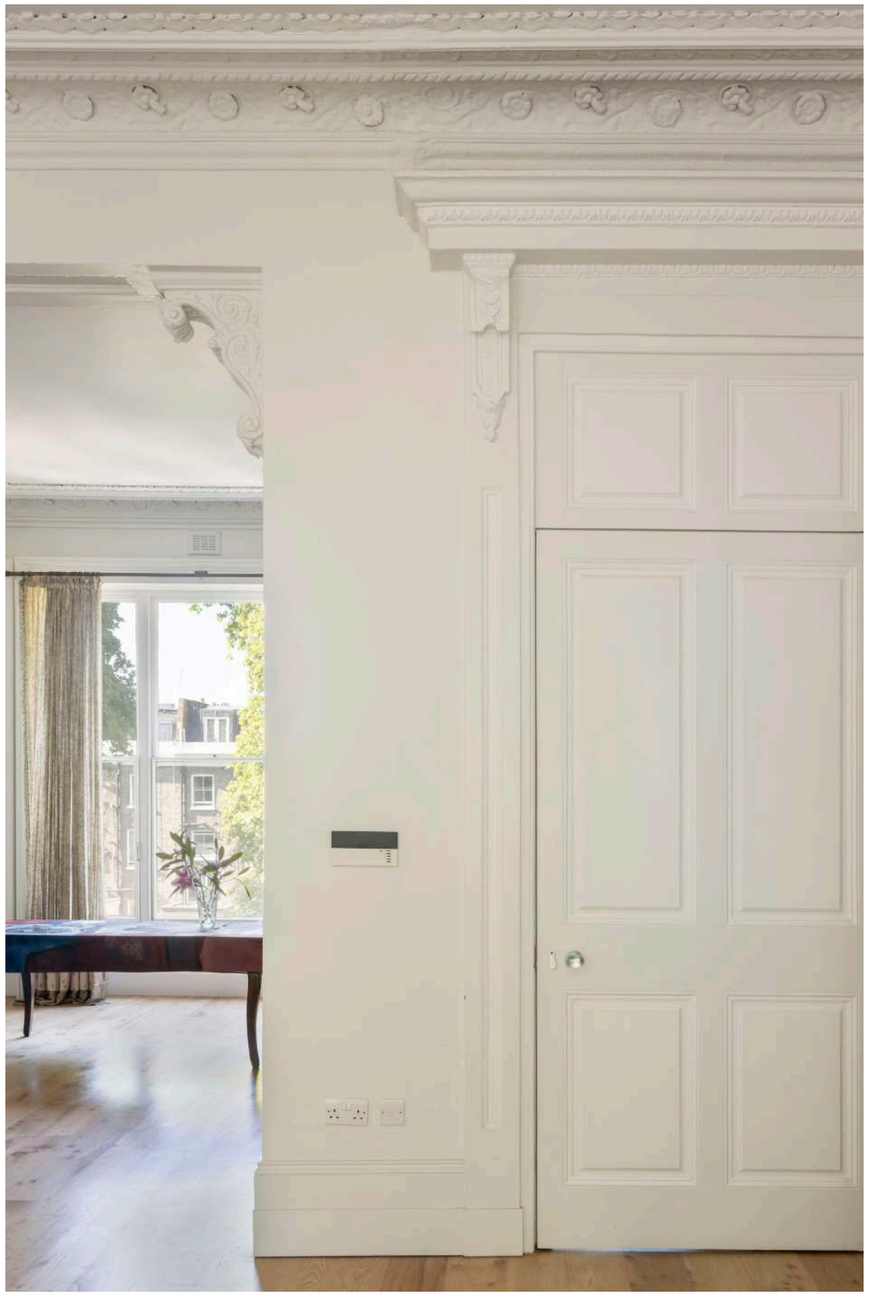
The room provides comfortable and functional space to cook, eat and entertain.



The apartment has been in its current ownership since 1999 - enjoyed for its light, volume, outlook and location for almost three decades. Throughout the property is beautiful Scottish Elm solid wood flooring, with many original features and details surviving across both floors and on into the shared staircase of the house.

Offering flexible space, the apartment is ready to be interpreted and enjoyed by its new owner, with scope to reconfigure the internal space subject to Listed Building

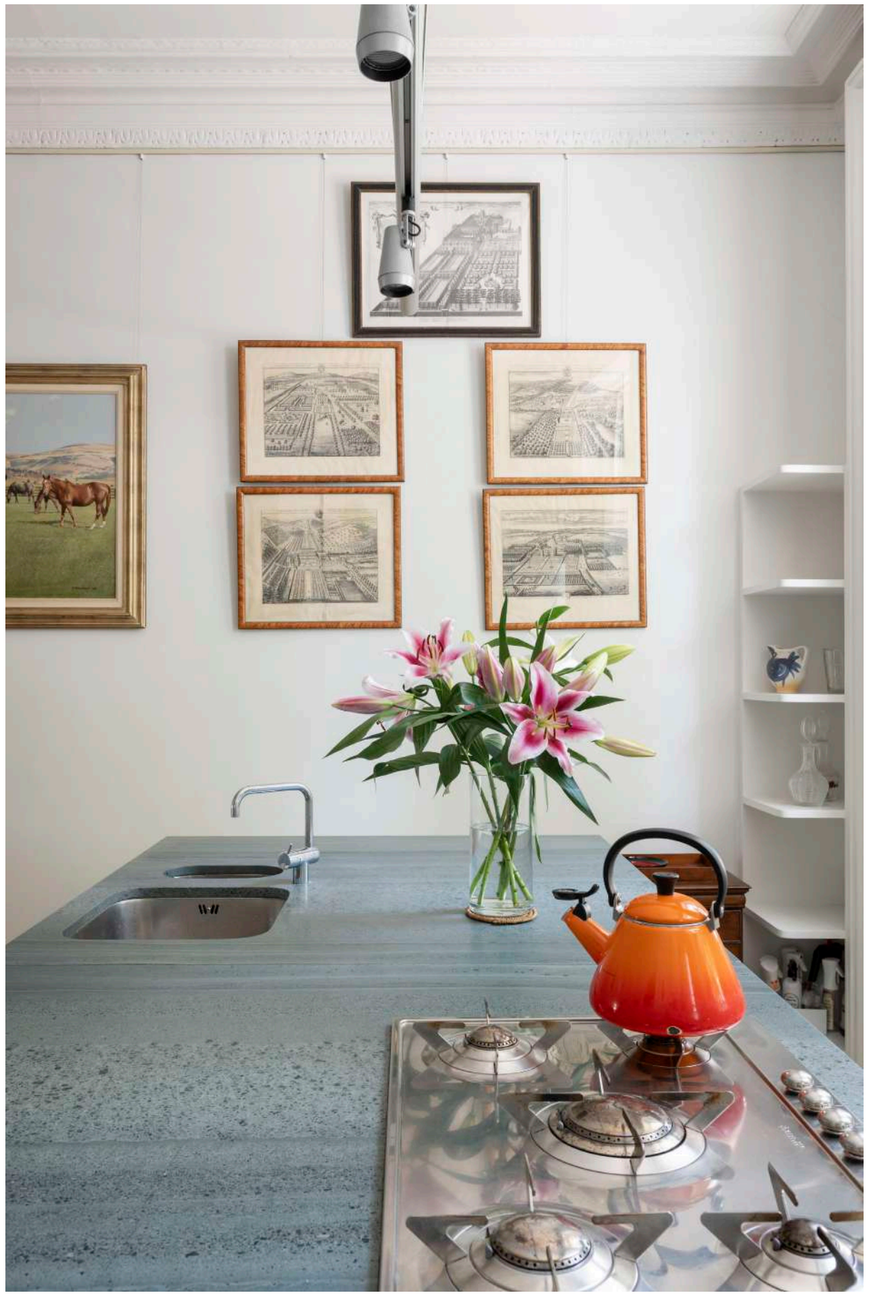


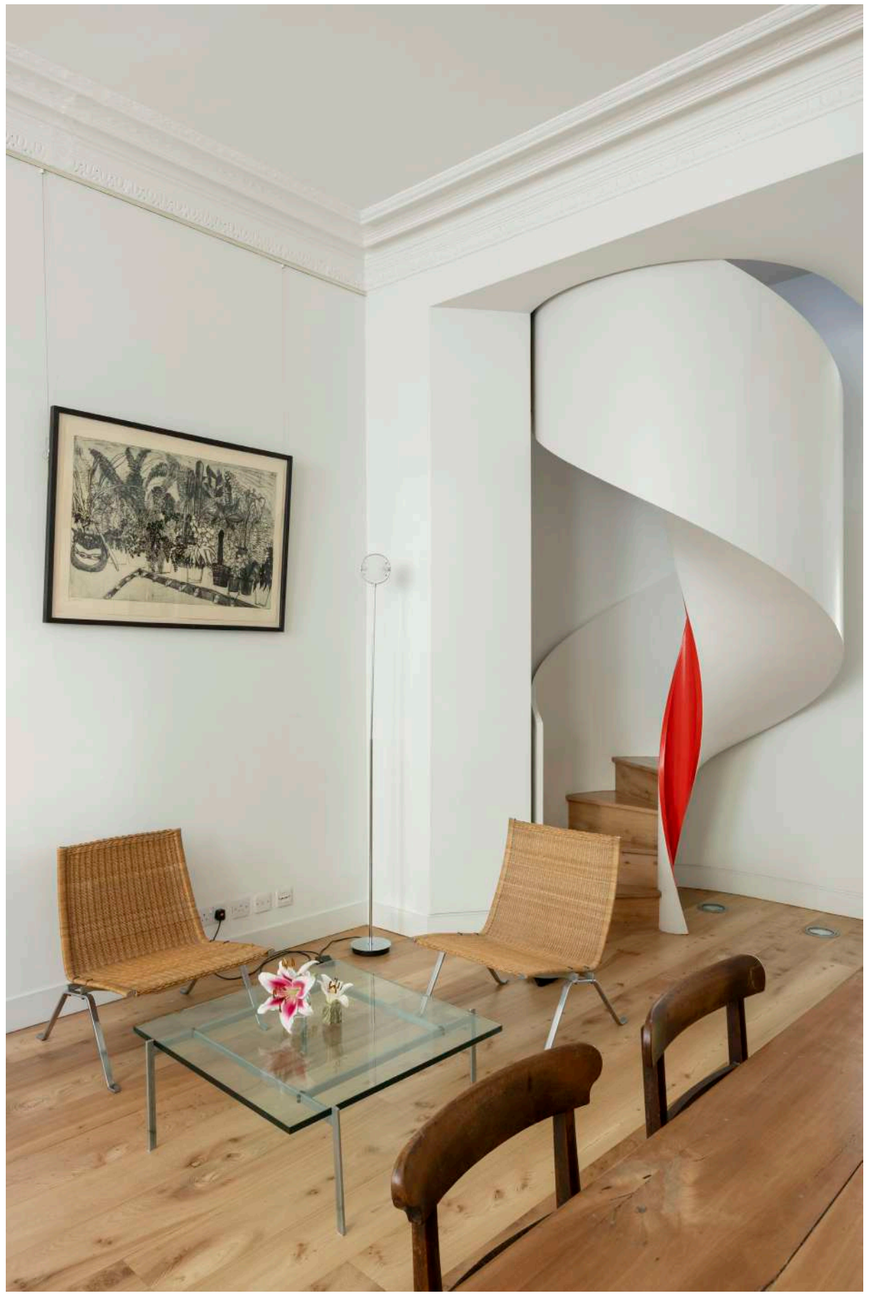




Bedroom / Studio









7 Ladbroke Gardens, W11

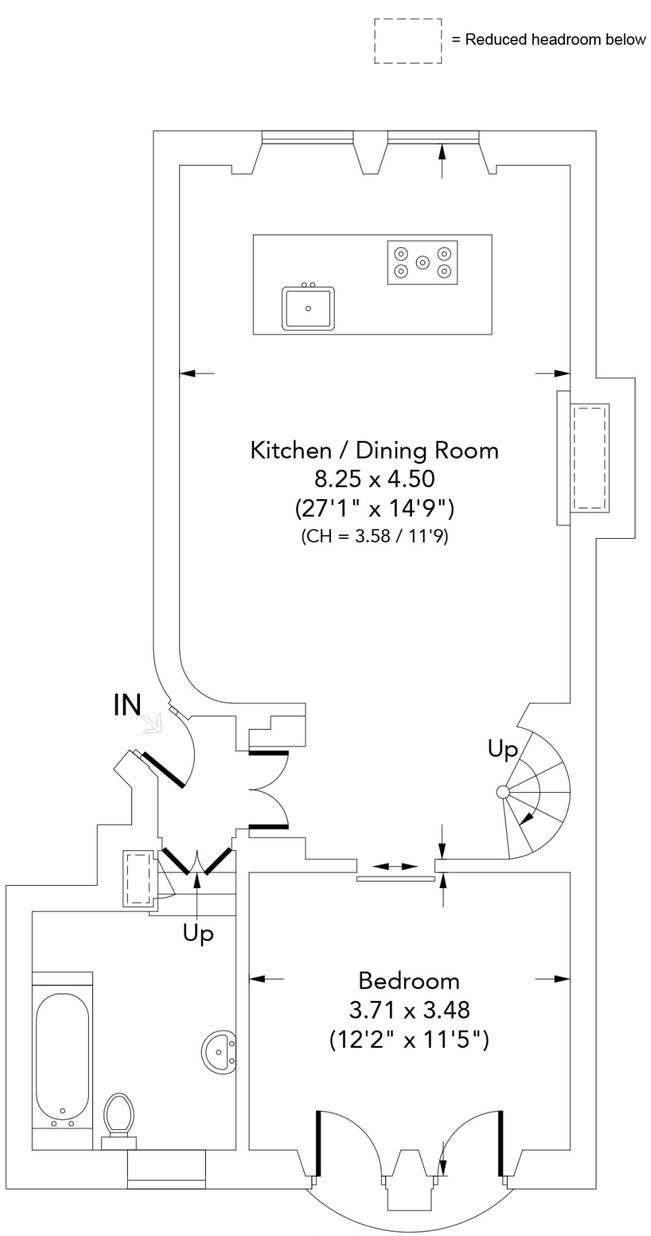
Approx Gross Internal Area
1282 Sq Ft - 119.1 Sq M

Limited Use Area
19 Sq Ft - 1.8 Sq M

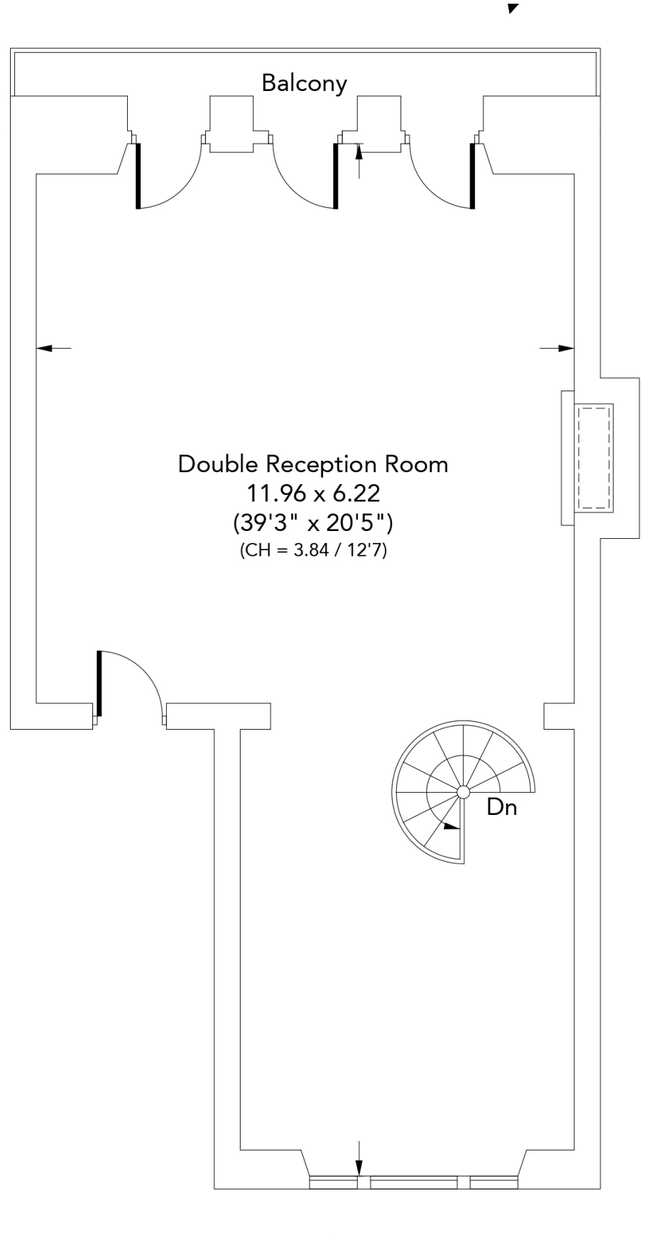
For Illustration Purposes Only
Not to Scale

Every attempt has been made to ensure the accuracy of this floor plan, however measurements are approximate and for illustration purposes only.

Measured in accordance with the RICS code of measuring practice.



Ground Floor



First Floor

PROPERTY INFORMATION

TENURE
Leasehold w/Share of Freehold

LOCAL AUTHORITY
RBKC

EPC
C Rated

COUNCIL TAX
Band G - £2,739.07
Arundel & Ladbroke Garden - £554.98

SERVICE CHARGE APPORTIONMENT
28.5%
c.£ 6,000 2025/26

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