

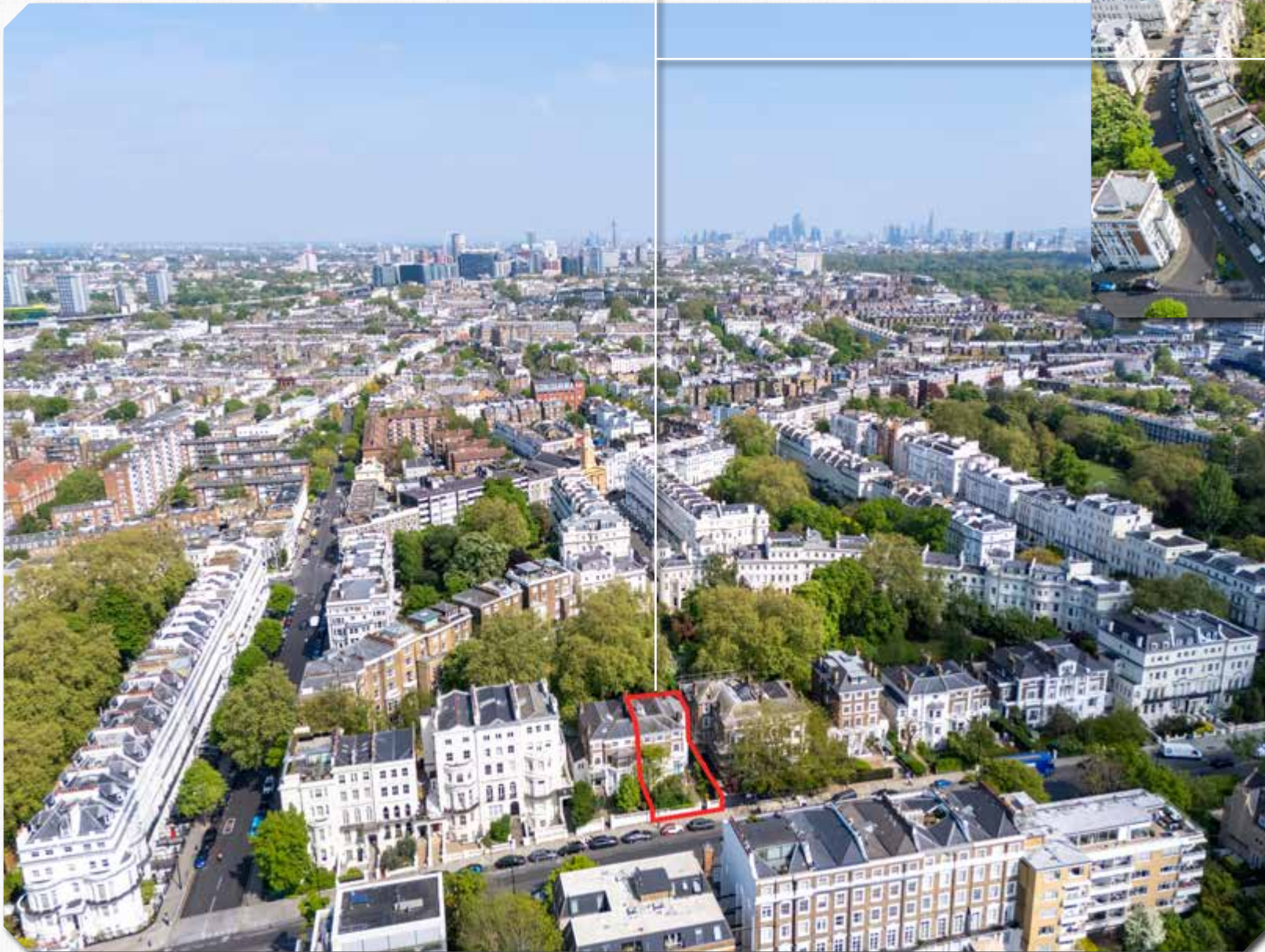


Ladbroke Grove

W11



56 Ladbrooke Grove



In terms of location, the house is situated perfectly, within walking distance of some of central London's best schools, Notting Hill Prep, Pembridge Hall, Wetherby and Little Acorn, to name a few, as well as being around the corner from the incredible shops and restaurants on Westbourne Grove, Portobello and Goldborne Road.



Stanley Gardens communal garden

Existing Property

Backing directly onto one of Notting Hill's most enchanting and beautifully maintained communal gardens, this magnificently grand and exceptionally wide, semi-detached freehold house, provides just over 5,700 square feet of internal space over only four floors. The house is set back from the road behind a very pretty 27ft front garden, but also has its own private rear garden, which then in turn leads onto the spectacular communal gardens.



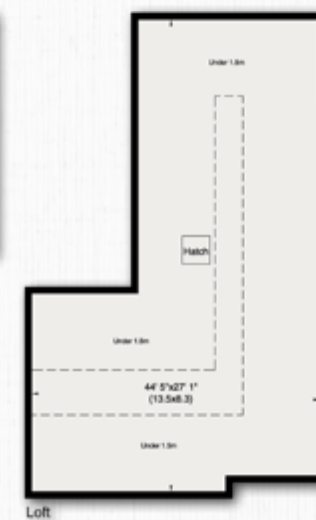
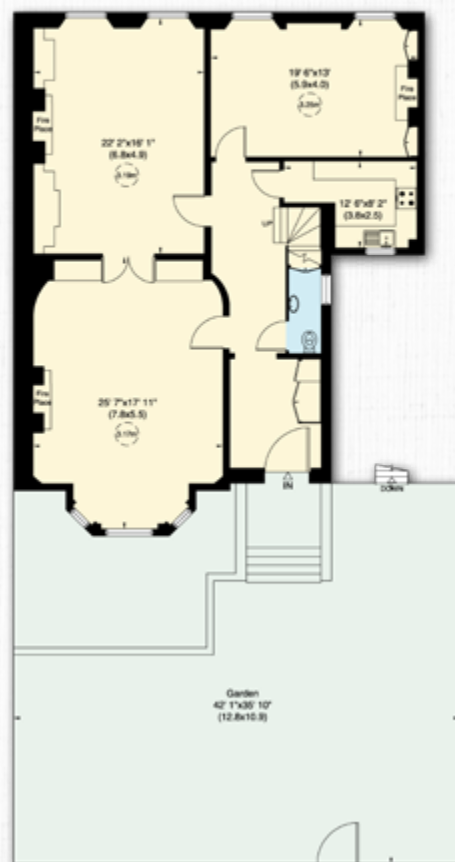
Existing Floorplans



Approximate Gross Internal Area

530 sq m (5,710 sq ft) Excluding Under 1.5m and Loft

617 sq m (6,643 sq ft) Including Under 1.5m, Vault and Loft



Proposed Consented Scheme

The property now needs modernisation. However, planning has been obtained, and permissions are in place, which would allow a new owner to start the process immediately, and with the potential to increase the floor area significantly, with the development of a basement floor, this is an opportunity to create one of Notting Hill's great homes, tailored exactly to one's own precise needs and requirements.



Proposed accommodation could provide:

- Entrance hall
- Drawing room
- Library
- Dining room
- Kitchen/breakfast/family room leading direct onto the garden and then communal gardens
- 2 Cloakrooms
- Gym
- Cinema
- Wine store
- Laundry room
- Boot room
- Potential for 7 bedrooms
- 5 Bathrooms
- Separate staff flat with its own entrance
- Front and rear gardens
- Communal gardens direct access



Proposed Plans



Proposed Basement

Approximate Gross Internal Floor Area (GIA) 112 sq m (1,206 sq ft)



Proposed Lower Ground Floor
Proposed Lower Ground Floor (flat)

Approximate Gross Internal Floor Area (GIA) 107 sq m (1,152 sq ft)
Approximate Gross Internal Floor Area (GIA) 43 sq m (463 sq ft)



Proposed Ground Floor

Approximate Gross Internal Floor Area (GIA) 126 sq m (1,356 sq ft)



Proposed First Floor

Approximate Gross Internal Floor Area (GIA) 124 sq m (1,335 sq ft)



Proposed Second Floor

Approximate Gross Internal Floor Area (GIA) 121 sq m (1,302 sq ft)

Proposed Residential Scheme

Approximate Gross Internal Floor Area (GIA)

Floor	Sq M	Sq Ft
Basement	112	1,206
Lower Ground Floor	107	1,152
Lower Ground Floor (flat)	43	463
Ground Floor	126	1,356
First Floor	124	1,335
Second Floor	121	1,302
Total	633	6,814

Town Planning:

Planning permission was granted on 6th February 2024 for: 'Re-configuration of lower ground floor accommodation to provide studio flat with remaining lower ground floor amalgamated with dwelling above; side extension at lower ground floor level including lowering of floor slab at this level; creation of basement extension with front and rear light wells; installation of canopy to front door and stairs to front light well; alterations at roof level to include installation of plant and photo voltaic (PV) panels, partial infilling of roof whilst maintaining rear parts of valley gutter; demolition and rebuilding of front boundary wall; replacement windows, and associated landscaping.' (PP/23/07917).

Tenure:

Freehold (title number 125742).

Services:

The property is connected to all mains services, including water, drainage, electricity and gas. However, the Vendor has decommissioned the property prior to commencing refurbishment works, therefore, the only mains service which is currently fully functioning is electricity. The old gas boiler has been removed as this was going to be replaced as part of the refurbishment.

Communal Garden: The property has direct access from its rear garden into Stanley Crescent communal garden, which is owned by RBKC. An annual service charge, for use and enjoyment of the garden by the owners of 56 Ladbroke Grove, is included in the annual RBKC Council Tax payments.

Council Tax:

Whilst the Property is registered under a single freehold title, there are two separate properties registered for council tax, namely lower ground floor flat 56A Ladbroke Grove (band E) and 56 Ladbroke Grove (band H).

EPC:

D

Method of Sale:

For sale Freehold with vacant possession and the benefit of planning permission for the proposed scheme.





SFL

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Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.