



LB

Loporto Browne

— RESIDENTIAL —

## Ladbroke Grove, W10

£1,750PCM (Deposit: £2,019)

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- Stylish and exclusive one bedroom apartment in Notting Hill
- Open plan reception room has a cosy fireplace
- The bedroom has tall floor to ceiling cupboards
- Moments away from the infamous Portobello Market and Goldborne Road
- Fantastic transport links
- High-end finish this apartment oozes charm and style
- Huge L-shaped sofa perfect for hanging out with friends
- Surrounded with wonderful places to visit
- Ladbroke Grove Station is the closest tube station
- Please quote property ref LL0089

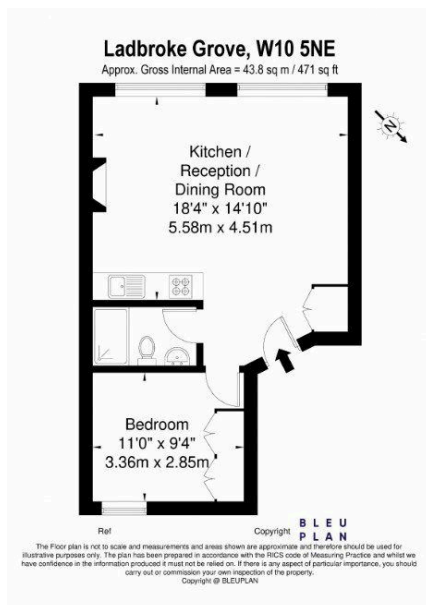
Tax Band: D Furnished: Furnished

If you are looking to live in the heart of all the hustle and bustle that Notting Hill has to offer, this is the home for you.

With its individual high-end finish this apartment oozes charm and style. The open plan reception room has a cosy fireplace and a huge L-shaped sofa perfect for hanging out with friends. The fireplace is positioned at the centre of a trendy feature wall with large in-built TV above, the kitchen is compact but modern and has everything needed and there is also space to dine or have brunch.

The bedroom has tall floor to ceiling cupboards which provide great storage. The bathroom is chic, fresh and neutral.

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Energy performance certificate (EPC)																																		
FIRST FLOOR FLAT 144 LADBROKE GROVE LONDON W10 5NE	Energy rating <b>C</b>	Valid until: 19 October 2028 Certificate number: 8023-8221-8308-4607-7888																																
Property type	Mid-floor flat																																	
Total floor area	44 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be rented if they have an energy rating from A to E.																																		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <a href="#">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/energy-ratings-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/energy-ratings-energy-efficiency-standard-landlord-guidance</a> ).																																		
<b>Energy efficiency rating for this property</b>																																		
This property's current energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy efficiency.																																
<a href="#">See how to improve this property's energy performance.</a>		Properties are given a rating from A (most efficient) to G (least efficient).																																
<table border="1"><thead><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>92-100</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td></td></tr><tr><td>69-80</td><td>C</td><td>← C</td><td>← C</td></tr><tr><td>55-68</td><td>D</td><td></td><td></td></tr><tr><td>39-54</td><td>E</td><td></td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></tbody></table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C	← C	← C	55-68	D			39-54	E			21-38	F			1-20	G			Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
Score	Energy rating	Current	Potential																															
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		For properties in England and Wales: the average energy rating is D the average energy score is 60																																

LB Residential  
Grand Union Studios  
332 Ladbroke Grove  
W10 5AD

Email: [hello@lbresidential.co.uk](mailto:hello@lbresidential.co.uk)  
Web: [www.lbresidential.co.uk](http://www.lbresidential.co.uk)  
Tel: 0203 062 6262