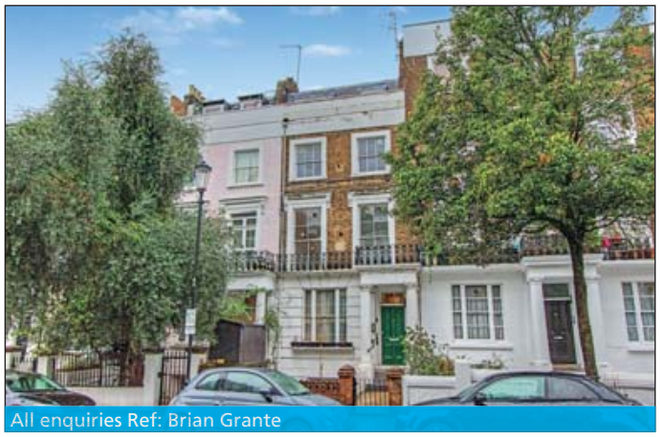
Lot 6

Flat B, 93 Ledbury Road, Notting Hill, London, W11 2AG

By order of a major housing association



All enquiries Ref: Brian Grante



- **Long leasehold first floor self-contained flat requiring updating**
- **Full vacant possession**



Location:
Located in the heart of vibrant Notting Hill, we positioned for the amenities of the world famous Portobello Road, Ladbroke Grove, Holland Park and Kensington. Transport options include local bus routes, Notting Hill Gate, Ladbroke Grove or Westbourne Park stations or road links via the A40/M40 and A4/M4.

Accommodation:
Entrance hall, one bedroom, reception room, kitchen, bathroom/WC, balcony

EPC rating:
C (approx. 42m²)

Council Tax Band: D

Lease:
To be sold on a new lease for a term of 125 years at a peppercorn ground rent

To view:
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



