



KERRINGTON COURT, 316 LADBROKE GROVE, LONDON, W10  
£650,000 LEASEHOLD

## A STYLISH AND SPACIOUS TWO BEDROOM APARTMENT OVER THE SECOND AND THIRDS FLOORS OF THIS VICTORIAN CONVERSION

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

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Located moments from Portobello Road and Golborne Road, lies this fantastic duplex flat arranged over the second and third floors. On the second floor there is a large double aspect open plan space with a stylish open staircase leading upstairs. The upper floor comprises of two double bedrooms and a good sized bathroom.

Ladbroke Grove is ideally located for the fashionable restaurants, shops and bars of the famous Portobello Road and a short walk to Ladbroke Grove underground.



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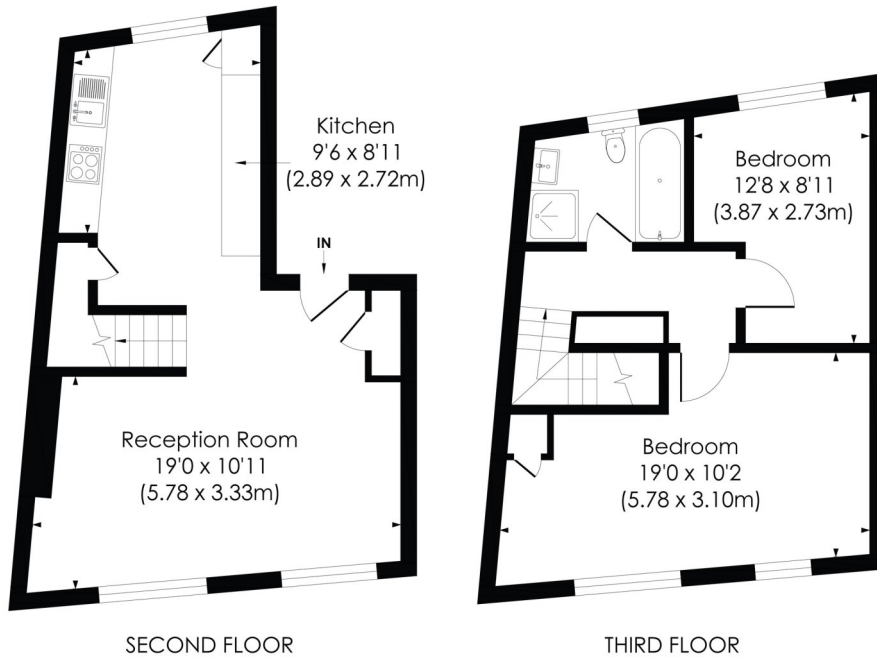


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## LADBROKE GROVE, W10

Approx. Gross Internal Floor Area  
**797 Sq. ft/74.08 Sq. m**



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	74
(55-68) <b>D</b>	
(39-54) <b>E</b>	45
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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