

THE MODERN HOUSE



London W11
Sold

Ladbroke Grove IV

This exemplary two-bedroom apartment with balcony is situated on the raised ground floor of a landmark 1930s block in Notting Hill. Number 65 Ladbroke Grove was designed by the great British architect Edwin Maxwell Fry in collaboration with Walter Gropius, the founder of the Bauhaus. It is one of the finest surviving Modernist buildings in London, and is Grade II-listed.

This apartment sits on the end of the block, with no immediate neighbours to one side or beneath. It has a reception room with views onto trees, and access to a private balcony with a south-westerly aspect. The galley kitchen is linked to the reception room by a low-level hatch and a clever purpose-built timber table – this forms a dining table on one side of the divide, and a small perch for a cup of tea or preparing meals on the other. The kitchen is compact but well equipped, with a built-in washing machine and dishwasher, a cork floor, and a high-level window to the front.

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The master bedroom is positioned at the rear, and also has leafy views through large windows. It retains its original built-in cupboards. At the front is the second bedroom, currently used as a study, and there is an adjacent bathroom.

The building has a live-in porter, lift access and glorious communal gardens. There are three residents' parking bays for use on a first-come first-served basis. The block contains just 17 flats, which rarely come up for sale. This particular apartment has been in the same ownership for approximately 17 years. It has been very well maintained, with sensitive updates in keeping with the original architectural intentions – the owners have added door furniture designed by Walter Gropius, for example.

Built on the highest point of Ladbroke Grove, number 65 occupies one of the most enviable sites in London. It is situated within easy reach of the shops, restaurants and markets of Portobello Road, Holland Park Avenue and Westbourne Grove. The Underground stations of Holland Park (Central Line), Notting Hill Gate (Central, Circle and District Lines) and Ladbroke Grove (Hammersmith & City Line) are all close at hand. There is also good road access to the M4, A4 and A40.

Tenure: Leasehold Lease: 99 years from 31 October 1969 (approximately 52 years remaining) Service charge: approximately £9,000 per annum (including building insurance, sinking fund, heating and hot water)



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.