



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ladbroke Grove, London, W10 5LP

**£2,100 Per Month**  
Subject to Contract

- Three double bedrooms
- White lacquered open plan kitchen
- Sash windows \* High ceilings
- Reception room
- White three piece bathroom suit



## Ladbroke Grove, W10 5LP

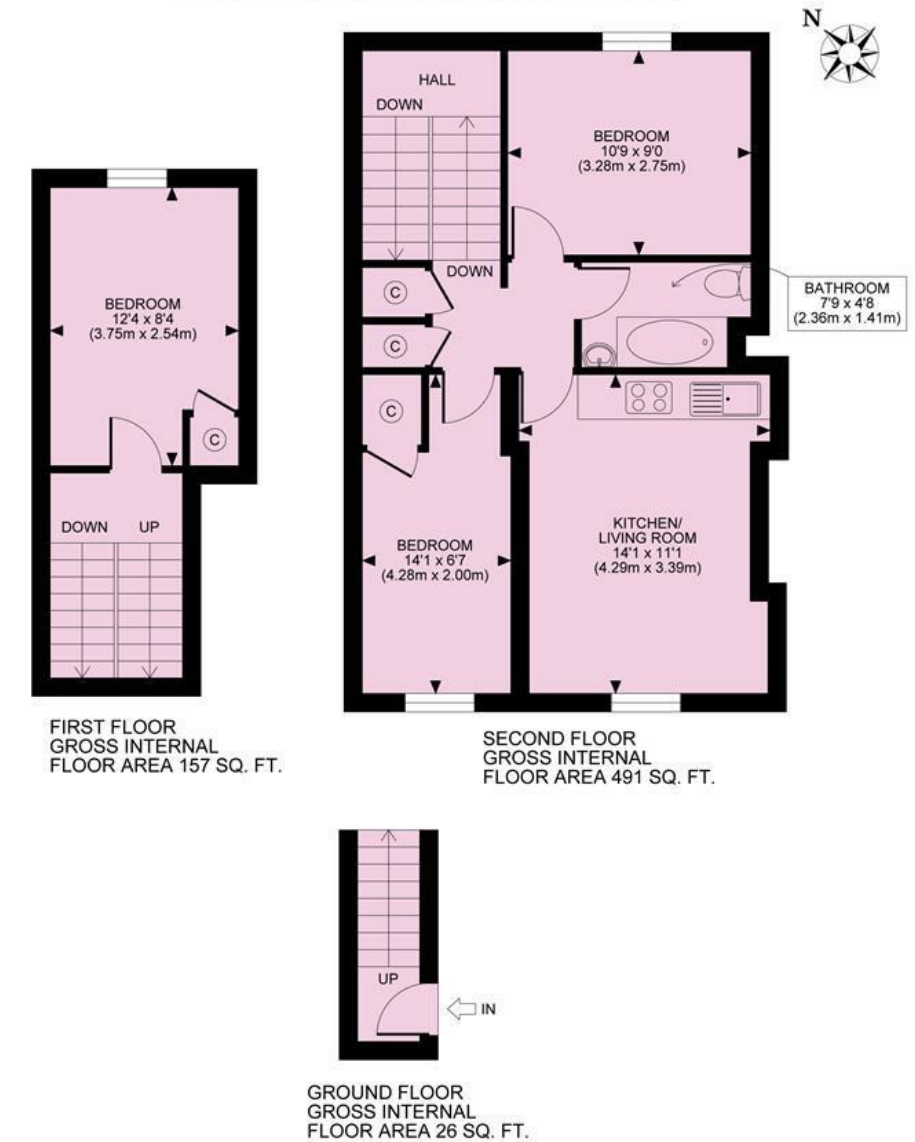
Fantastic location... bright and tidy three double bedroom maisonette, set on the first & second floor of a well maintained period building; only a stones throw of Portobello market.

The property measures over 671sq" accommodation, boasting a 14" reception room, modern fitted open plan kitchen with stainless steel fitted appliances, bathroom combined W.C., and additional high ceilings and gas central heating.

Ladbroke Grove, a sought after broad tree lined avenue, in the heart of this buzzing, trendy metropolis, offering an abundance of bars/cafes, restaurants, variety of shopping facilities, and numerous transport links which include Ladbroke Grove Circle/Hammersmith & City lines.



LADBROKE GROVE, W10  
TOTAL APPROX. FLOOR PLAN AREA 674 SQ.FT. (63 SQ.M.)



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo  
www.zentuvo.co.uk

**Tenure**

**Price** £2,100 Per Month Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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