



**daniels**  
danielsestateagents.co.uk

**daniels**  
danielsestateagents.co.uk



**Octavia House, Southern Row, Ladbroke Grove, London W10 5AE**  
**£400,000 - Leasehold**



## PROPERTY DESCRIPTION

Welcome to this beautifully maintained top-floor apartment in the heart of Ladbroke Grove, expertly designed to offer flexible living with the feel of a spacious two-bedroom flat. This bright and well-presented home features a generous one-bedroom layout currently utilised as two bedrooms, making it perfect for those who desire adaptable living arrangements. The open-plan kitchen-diner creates a contemporary and inviting space for both entertaining guests and everyday relaxation, while the private balcony offers a serene outdoor sanctuary with lovely views across the neighbourhood. Complemented by a modern bathroom and a versatile reception room, this apartment blends comfort and style, making it an excellent choice for professionals or couples seeking a vibrant London lifestyle.

Ladbroke Grove is renowned for its eclectic atmosphere, characterised by a mix of trendy cafes, bustling markets, and green spaces such as the nearby Holland Park. This sought-after location provides superb transport links, with convenient access to multiple Underground stations and Overground services, ensuring effortless connectivity to Central London and beyond. Residents benefit from a friendly community vibe alongside a wealth of cultural attractions, independent shops, and eateries that perfectly capture the spirit of west London living.

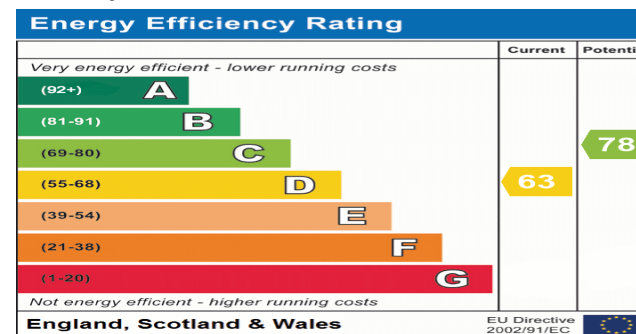
Step inside to the welcoming reception room, a flexible living space filled with natural light, offering ample room for lounging, dining, or working from home. The adjacent open-plan kitchen-diner features sleek cabinetry, integrated appliances, and plenty of countertop space, creating an ideal setting for preparing meals and socialising in style. The generously sized main bedroom, currently split to provide two separate sleeping areas, showcases excellent storage options and accommodates various furnishing layouts to suit your lifestyle needs. Completing the apartment is a well-appointed bathroom fitted with contemporary fixtures, providing a tranquil space to unwind.

Additional highlights include the private balcony, perfect for enjoying a morning coffee or evening glass of wine while taking in the peaceful surroundings. The property's top-floor position ensures privacy and uninterrupted views, along with the benefit of abundant natural light throughout. Well maintained and thoughtfully arranged, this apartment offers a unique blend of modern convenience, flexible living spaces, and a vibrant neighbourhood setting.

Don't miss the opportunity to own this stylish and adaptable flat in one of London's most dynamic and desirable areas. Whether you're a first-time buyer, investor, or professional couple, this Ladbroke Grove apartment promises a comfortable and engaging lifestyle in a thriving community environment.

## POINTS OF INTEREST

- ONE BEDROOM SPACIOUS APARTMENT
- PRIVATE BALCONY
- TOP FLOOR FLAT
- CURRENTLY USED AS TWO BEDROOM FLAT
- OPEN PLAN KITCHEN DINER
- WELL PRESENTED

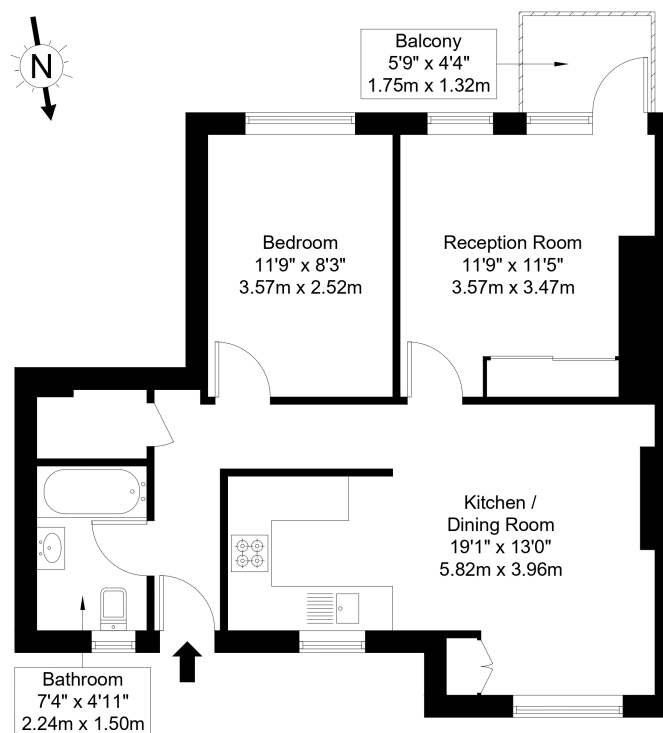


## Octavia House, W10 5AE

Approx Gross Internal Area = 51.3 sq m / 552 sq ft

Balcony = 2.3 sq m / 25 sq ft

Total = 53.6 sq m / 577 sq ft



Fourth Floor

Ref :

Copyright **BLEU  
PLAN**