



LADBROKE GROVE

Luxury developer Landmass has a reputation for ensuring that every inch of space maximises its potential. Having achieved a record-breaking price for a mews house in Belgravia that nudged £3,000 per sq ft last year, Landmass is now quintupling a 622 sq ft site in Notting Hill to create a 3,326 sq ft house. Externally this looks like a modest, modern three-storey home, but step inside and it is hard to believe there is more space underground than above. By 'dropping' the patio garden to lower-ground level it is accessible from the open plan kitchen/dining/living area, while a double-height ceiling to the ground floor reception room allows light to flow throughout the space below. Featuring four bedroom suites, a media room, gym (or fifth bedroom) and integral garage, 76 Ladbroke Grove, W11 is due for completion in July, when it will be 'dressed to sell'. Prior to that, Landmass [020-7439 8095] is quoting an 'early bird' £6 million guide price for the freehold.