



Arundel Gardens, Notting Hill

W11



Sensationally light and beautifully presented throughout, the apartment offers a superb open plan kitchen/reception room overlooking the tranquil communal gardens .

South facing to the front, natural light bursts through. There are two well proportioned bedrooms, one currently utilized as a dressing room / home office.

Unusually, the building also benefits from a lift, share of the freehold and access into communal gardens directly from the second floor half landing.

Wonderfully positioned in one of the most beautiful and desirable locations within Notting Hill.



Arundel Gardens is a stunning terrace of Victorian house backing onto communal gardens on both sides. It is sandwiched between Ladbrooke Grove to the west and to Kensington Park Road to the east with Portobello Road and all the shops, fruit and vegetable market during the week and the antique market at the weekend. Arundel Gardens is near a bus route to Paddington and Notting Hill and Notting Hill underground with the District, Circle and Central lines and Ladbrooke Grove underground with the Hammersmith and City Lines.

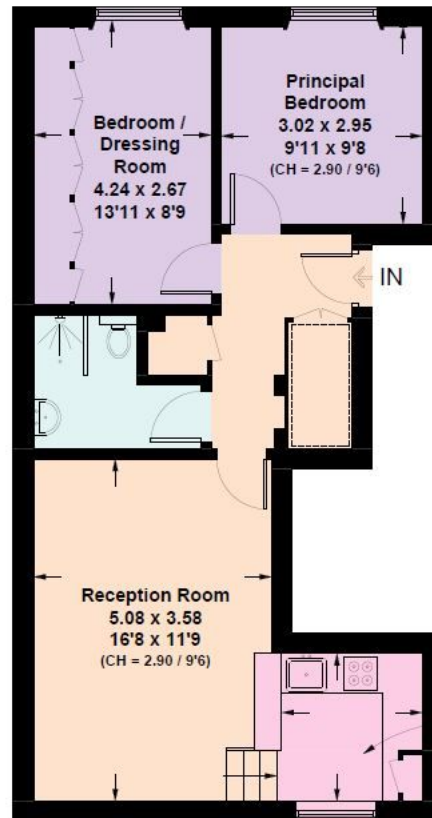


Arundel Gardens, W11

Approximate Floor Area = 57.2 sq m / 616 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)



 = Reduced head height below 1.5m



Second Floor

Kitchen
2.21 x 2.11
7'3 x 6'11
(CH = 2.24 / 7'4)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Knight Frank
Notting Hill
294 Westbourne Grove
London

I would be delighted to tell you more.

Chelsea Whelan
020 7229 0229
chelsea.whelan@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2021. Photographs and videos dated October 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.