

# Clanricarde Gardens, Notting Hill

W2







Leasehold: approximately 124 years remaining



Having recently undergone a comprehensive refurbishment, this interior-designed apartment boasts a reception room with herringbone flooring throughout, bespoke cabinetry and is flooded with light through the large, traditional windows.

The semi open-plan kitchen with marble countertops and splashbacks is situated just off the reception room with a space for dining nearby.

A bespoke feature staircase is softly lit with downlighting and leads up to two well proportioned double bedrooms with plenty of storage space in both.

The stairs lead up to a sunny roof terrace which serves as an extension of the living space.

Wonderfully positioned in one of the most beautiful and desirable locations within Notting Hill, just a short walk away from the shops of Notting Hill gate as well as green spaces of Kensington Gardens and Hyde Park.

*Clanricarde Gardens is ideally located off Bayswater Road and a short walk to the green spaces of Kensington Gardens and Hyde Park. Vibrant Westbourne Grove and Portobello Road are also within easy reach for cafes and restaurants. There are excellent transport connections from Notting Hill Gate Underground station (District, Circle and Central lines) and a number of bus routes to take you to The West End.*



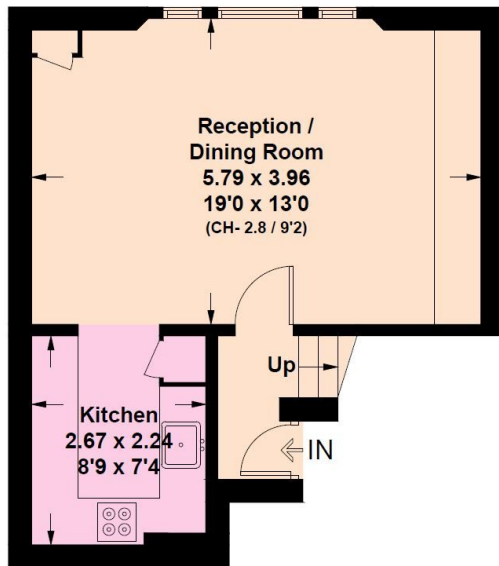


# Clanricarde Gardens, W2

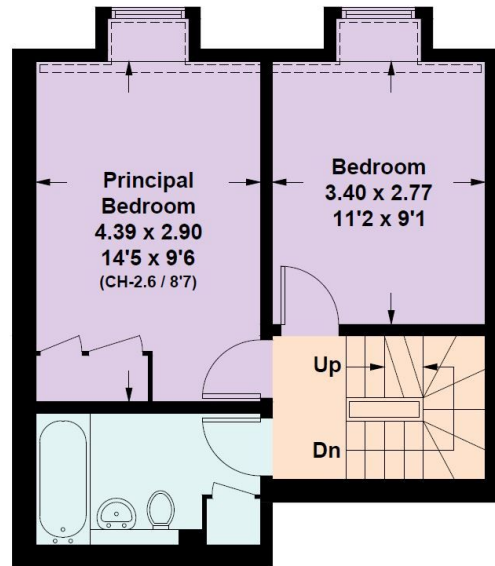
Approximate Floor Area = 72.5 sq m / 781 sq ft  
Including Limited Use Area (3.5 sq m / 38 sq ft)



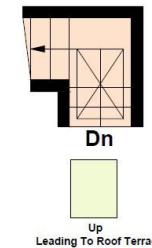
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



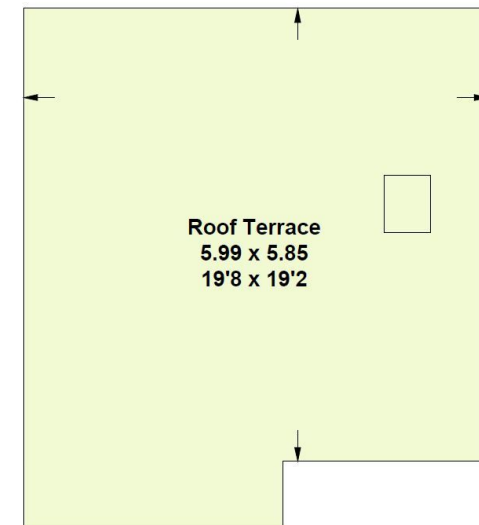
Third Floor



Fourth Floor



Steps Up To Terrace



Roof Terrace

Knight Frank  
Notting Hill  
294 Westbourne Grove  
London

**I would be delighted to tell you more.**

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Particulars dated July 2021. Photographs and videos dated July 2021.

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