



Arundel Gardens, Notting Hill **W11**

Arundel Gardens

Notting Hill W11

This well presented two bedroom flat is located on the second floor of an imposing period building which enjoys direct use of the immaculate private garden square. The flat comprises a large reception room to the rear, leading to a modern kitchen with ample storage and integrated appliances. The flat has two double bedrooms and comes to the market in excellent condition throughout.

•We have been unable to obtain the ground rent. You will need to make your own enquiries.



Guide price: £1,200,000

Tenure: Available Share of freehold

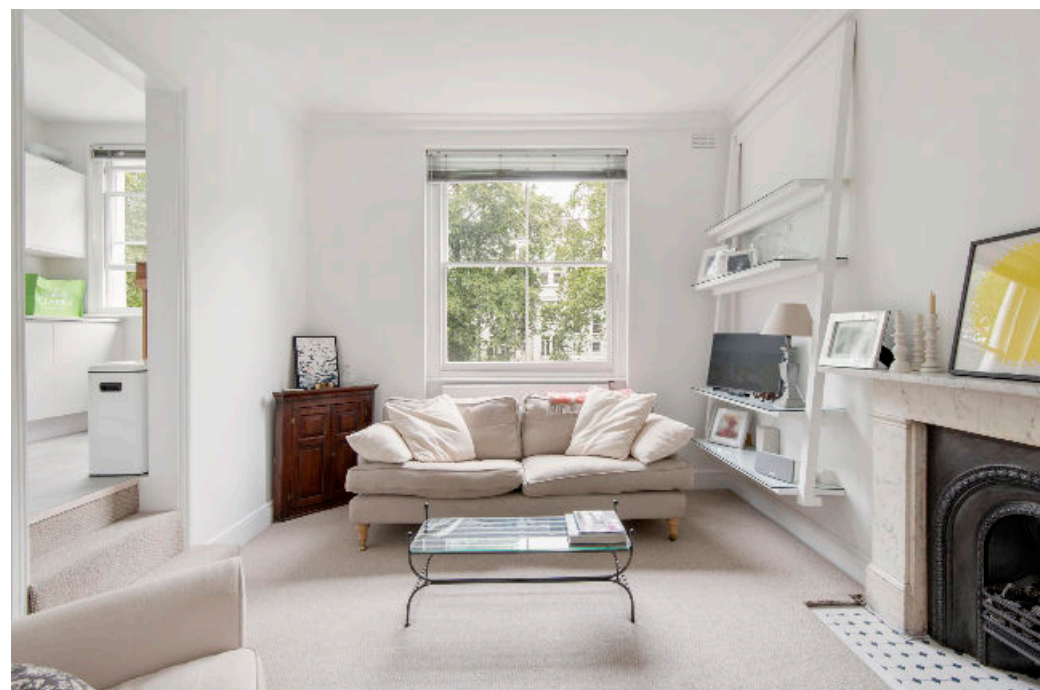
Service charge: £700 per annum

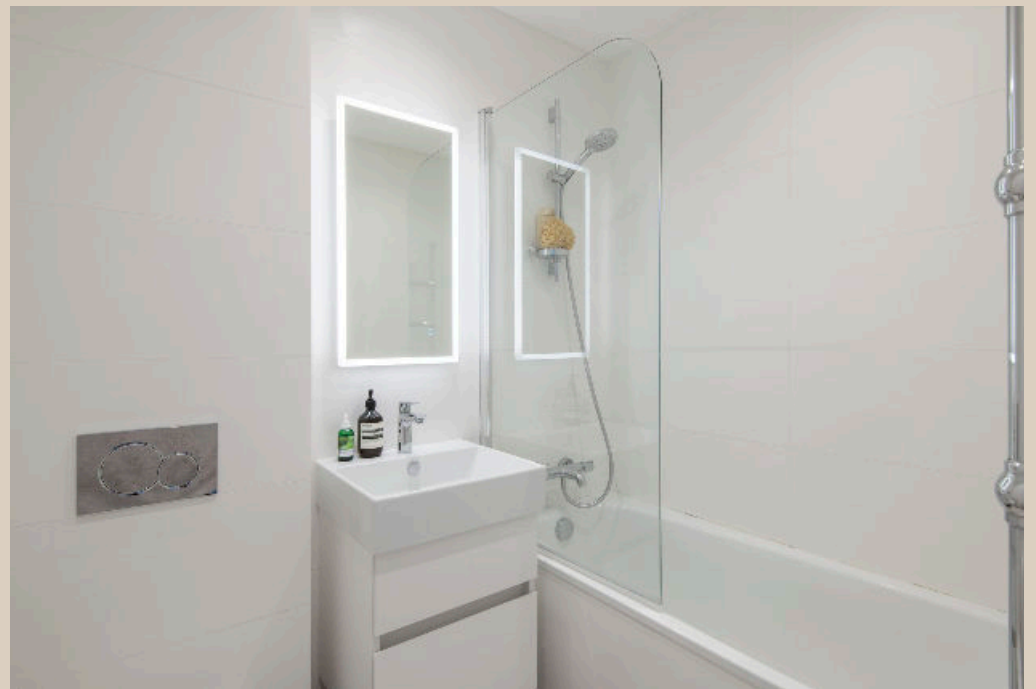
Local authority: Royal Borough of Kensington & Chelsea

Council tax band: F

Location

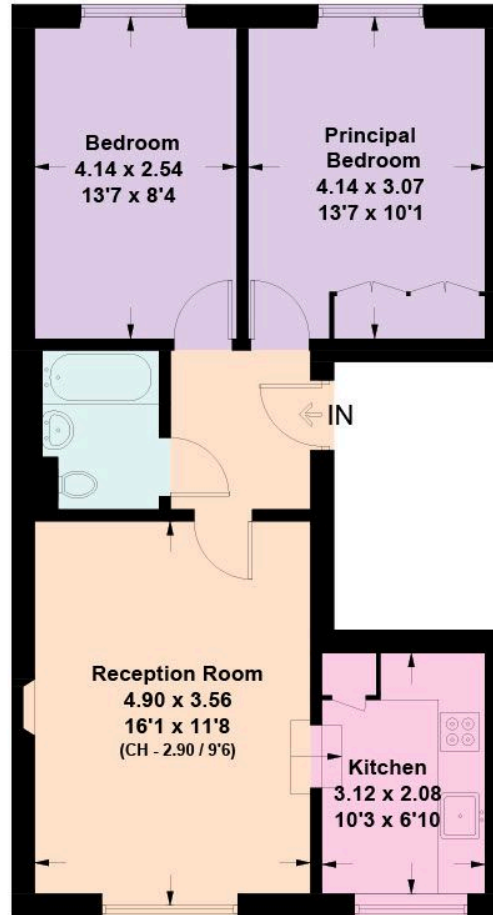
Arundel Gardens is a very fashionable road right in the heart of Notting Hill and just off Portobello Road. Close to the well renowned Westbourne Grove with a wealth of fashion boutiques, world class restaurants and luxury retailers. Some of the best preparatory schools in London are also within close proximity - Wetherby, Pembridge Hall, Notting Hill Prep to name a few. Notting Hill Gate underground tube station is close by with the Central, District and Circle lines to the City, West End and Canary Wharf.







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Second Floor

**Approximate Gross Internal Floor Area
56.5 sq m / 608 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.

Knight Frank
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London W11 2PS

I would be delighted to tell you more
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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 July 2023. Photographs and videos dated July 2023.

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