



Norland Square, Notting Hill **W11**



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This charming apartment is situated in a sought-after garden square location. With a spacious living room, large principal bedroom, spare single bedroom or home office and extensive parquet flooring throughout.

This is a rare opportunity to acquire a mature 80ft long and west-facing walled garden, with a microclimate capable of growing fruiting bananas and fig trees, it is flooded with sunlight late into the afternoon.

The property comes with access to Norland Square Gardens, a dog-friendly, beautifully maintained private communal garden across the road.

The exclusive location benefits from a wide range of boutiques, cafes, shops, and restaurants along Holland Park Avenue and in Notting Hill.



Guide price: £1,150,000

Tenure: Leasehold: approximately 958 years remaining

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F

Location Description

Benefiting from a wide range of boutiques, cafe's shops, and restaurants along Holland Park Avenue and Notting Hill. The nearby green spaces of Holland Park, Hyde Park, and Kensington Park Gardens provide ample access to green spaces.

Transportation options are abundant, with the convenience of Holland Park Central Line tube station, various bus routes, and easy access to major roadways including the M4, M40, and to Heathrow Airport.











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Lower Ground Floor

Approximate Gross Internal Floor Area 75.8 sq m / 816 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

Notting Hill

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We 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.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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