

# Royal Crescent, Notting Hill W11

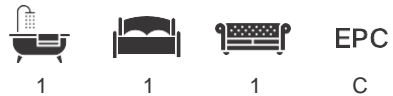
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# Royal Crescent, Notting Hill W11

This stunning one bedroom has been finished to the highest specification by West 11 Design Ltd. This flat is located on the second floor of this handsome period building, the second floor reception room is home to a stunning period fire place and overlooks Royal Crescent Gardens. This lateral flat also features a large double bedroom with ample storage, a beautiful German fitted kitchen and Italian bathroom with underfloor heating.

Royal Crescent is ideally located moments away from the cafe's and restaurants of Holland Park Avenue. Holland Park tube (central line) and Shepherds Bush station are also close by.



**Guide price:** £855,000

**Tenure:** Share of freehold, approximately 999 years remaining

**Service charge:** £1,500 per annum, reviewed every year, next review due 2025

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** E









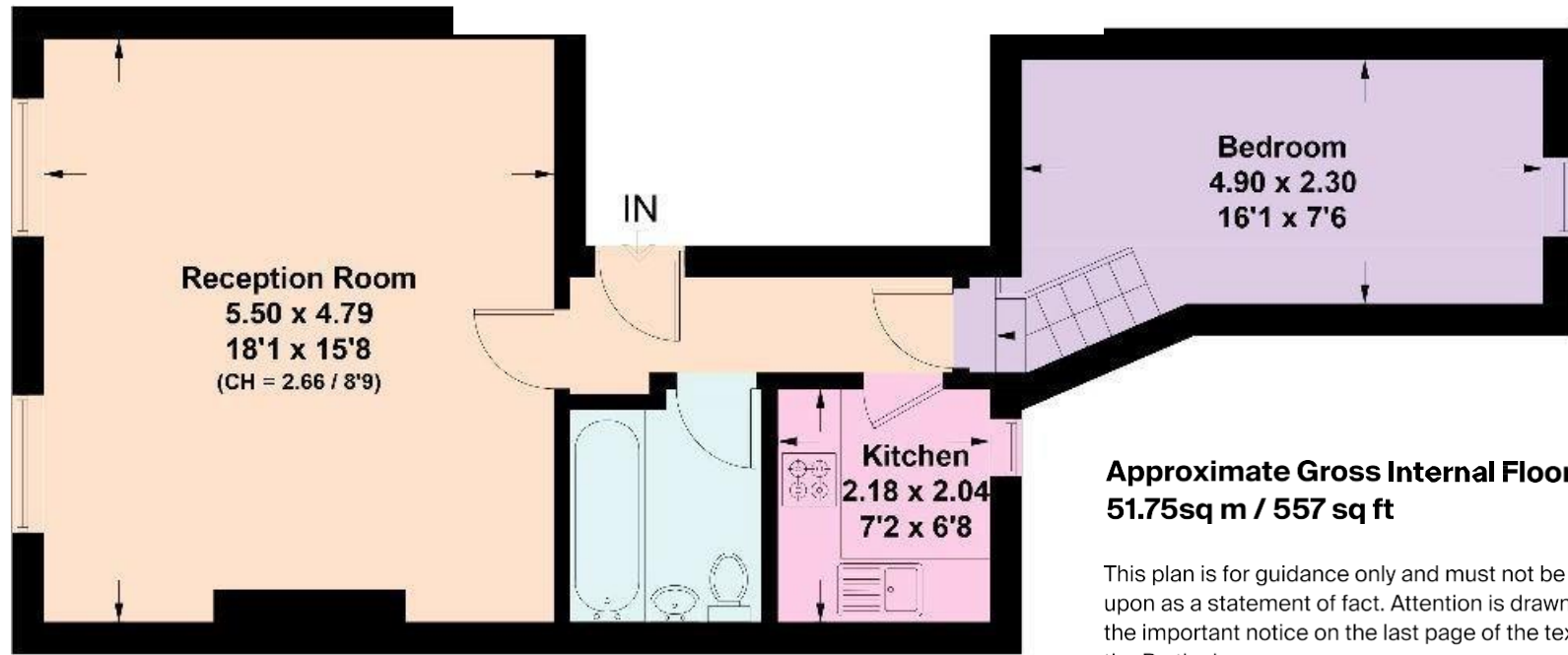








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**Approximate Gross Internal Floor Area**  
**51.75sq m / 557 sq ft**

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.

## Second Floor

Knight Frank  
Notting Hill  
294 Westbourne Grove  
London W112PS

We would be delighted to tell you more  
Jack Thomas  
020 3910 9732  
[jack.thomas@knightfrank.com](mailto:jack.thomas@knightfrank.com)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings



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 March 2024. Photographs and videos dated March 2024.  
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