



Arundel Gardens, Notting Hill **W11**

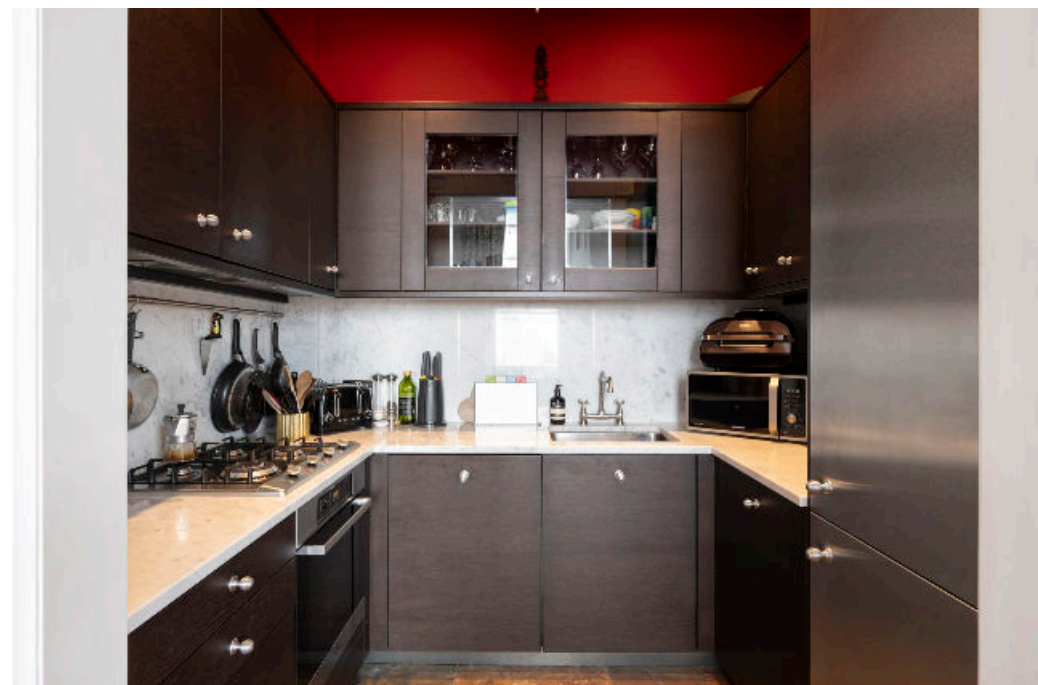
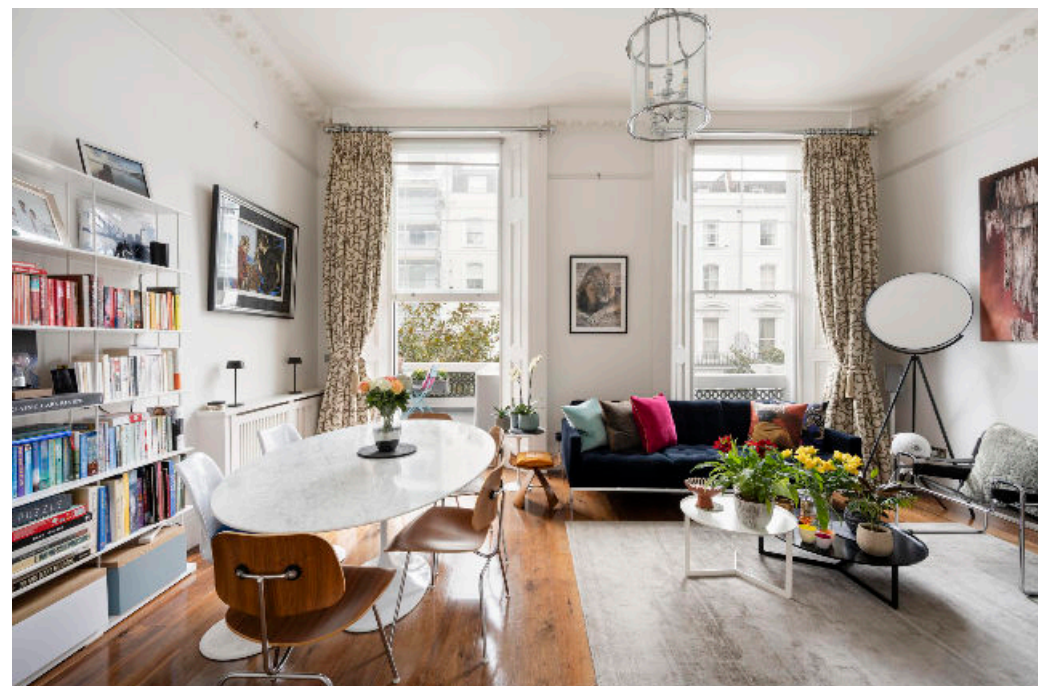
---



# Arundel Gardens, Notting Hill W11

The flat boasts a generously proportioned reception and dining room featuring magnificent ceiling heights. Two floor-to-ceiling height windows ensure ample levels of natural light to flow inward and lead to a private balcony, offering views of one of the most recognisable roads in Notting Hill.

The kitchen connects to the living area and offers a striking contrast with the red ceilings. The generous proportions and high ceilings continue through to the bedroom, with fantastic views of the communal gardens. Adjacent, is a tastefully designed bathroom, and a staircase leading to a dressing room below.



**Guide price:** £1,450,000

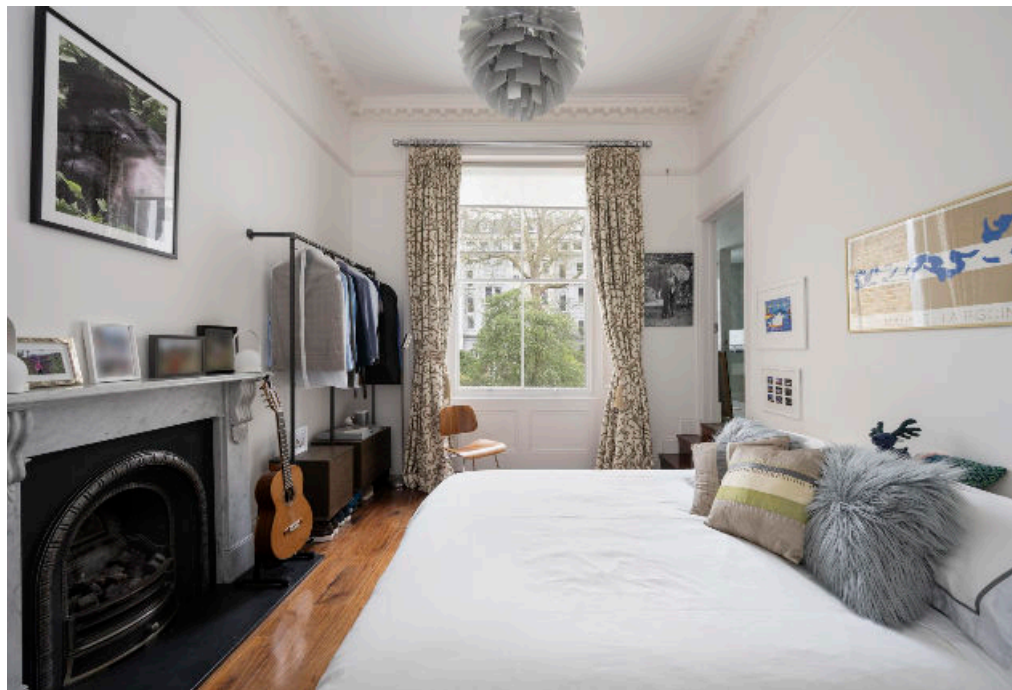
**Tenure:** Share of freehold, approximately 988 years remaining

**Service charge:** £2,000 per annum, reviewed every year, next review due 2025

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

**Council tax band:** B







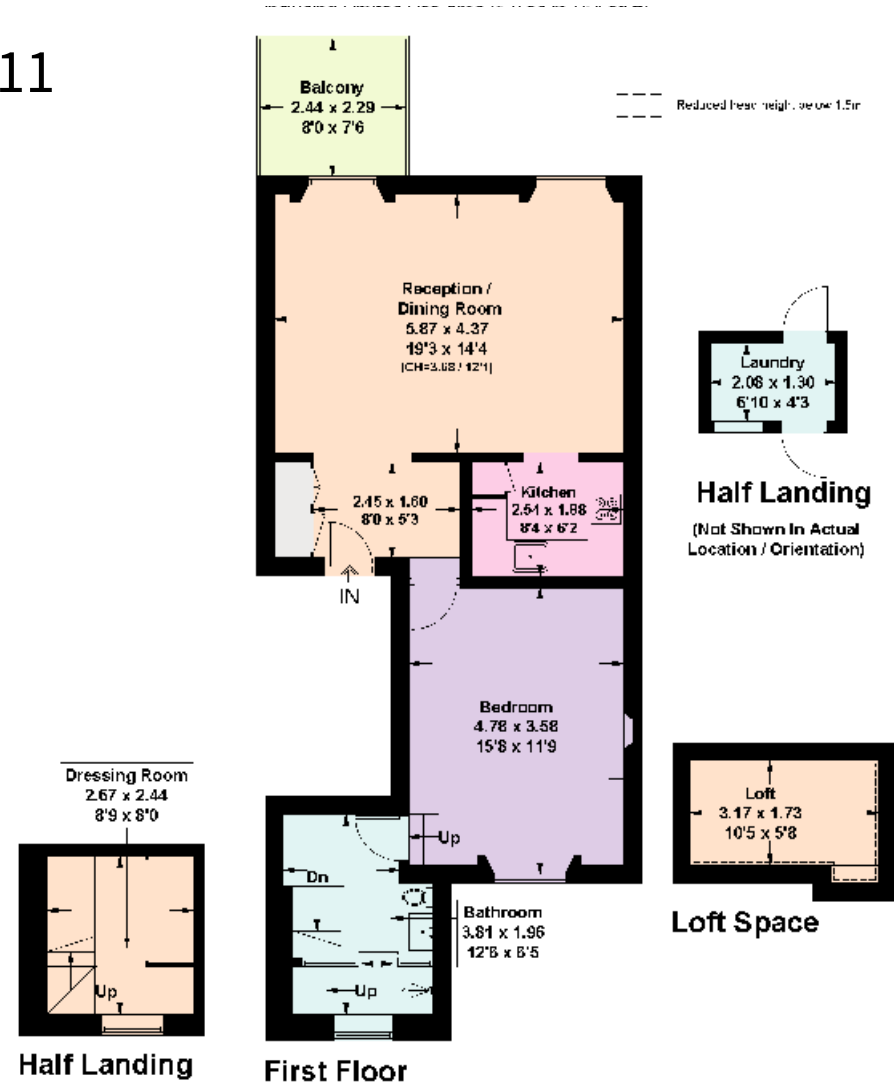




# Arundel Gardens, Notting Hill W11

**Approximate Gross Internal Floor Area**  
**72.8 sq m / 783 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  
 294 Westbourne Grove  
 London W11 2PS

We would be delighted to tell you more  
**Jack Thomas**  
 020 3910 9732  
 jack.thomas@knightfrank.com



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 April 2024. Photographs and videos dated April 2024.

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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.