

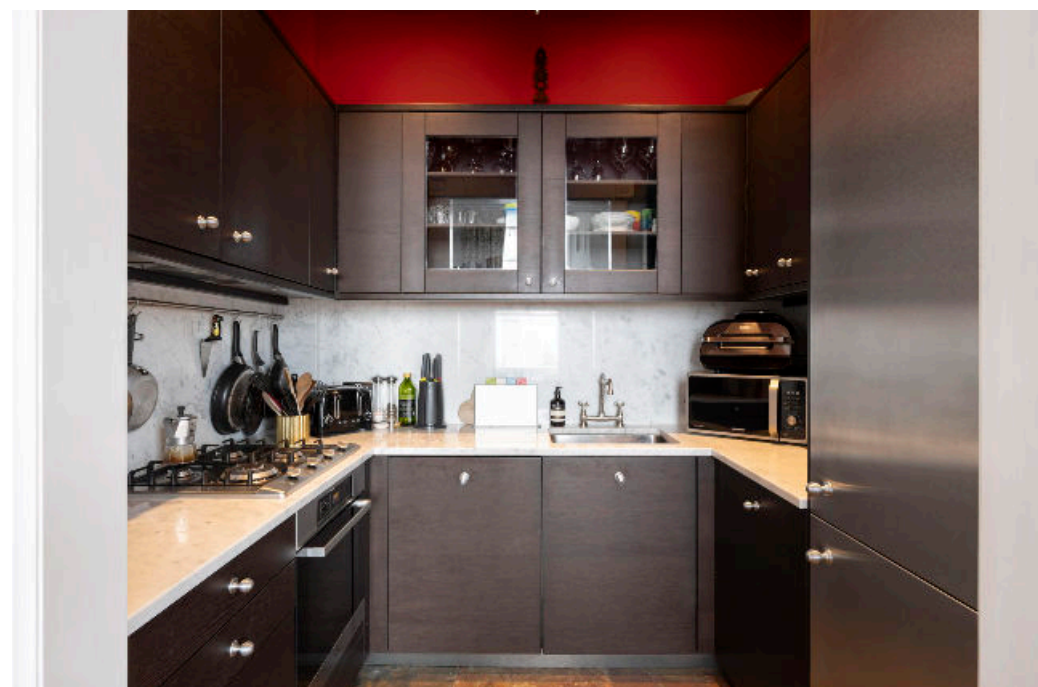
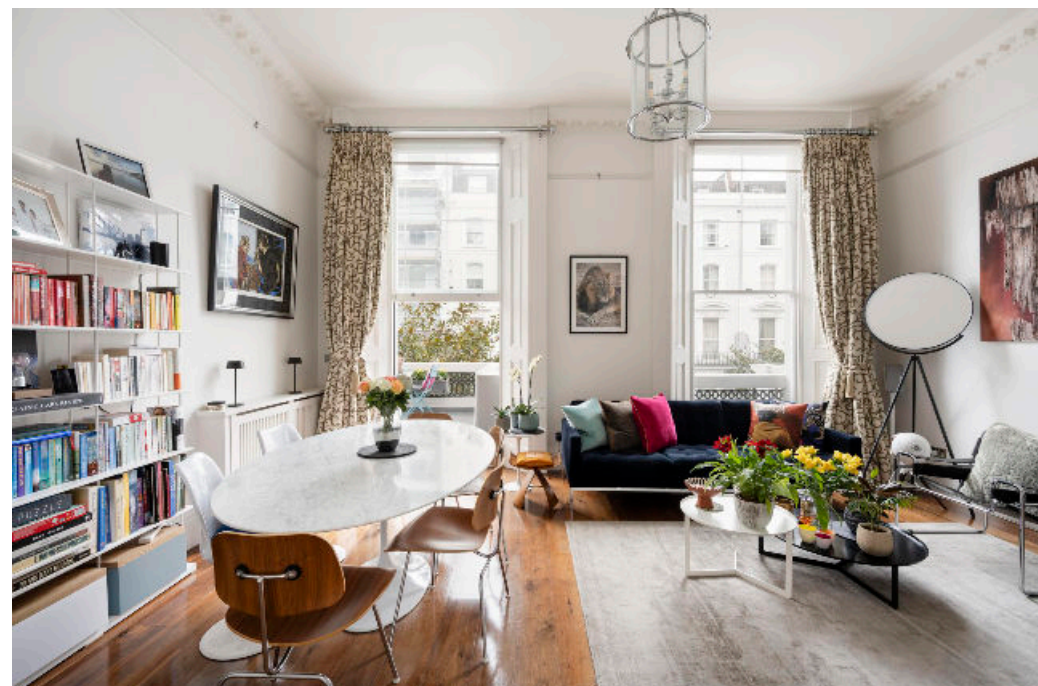


Arundel Gardens, Notting Hill **W11**

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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.



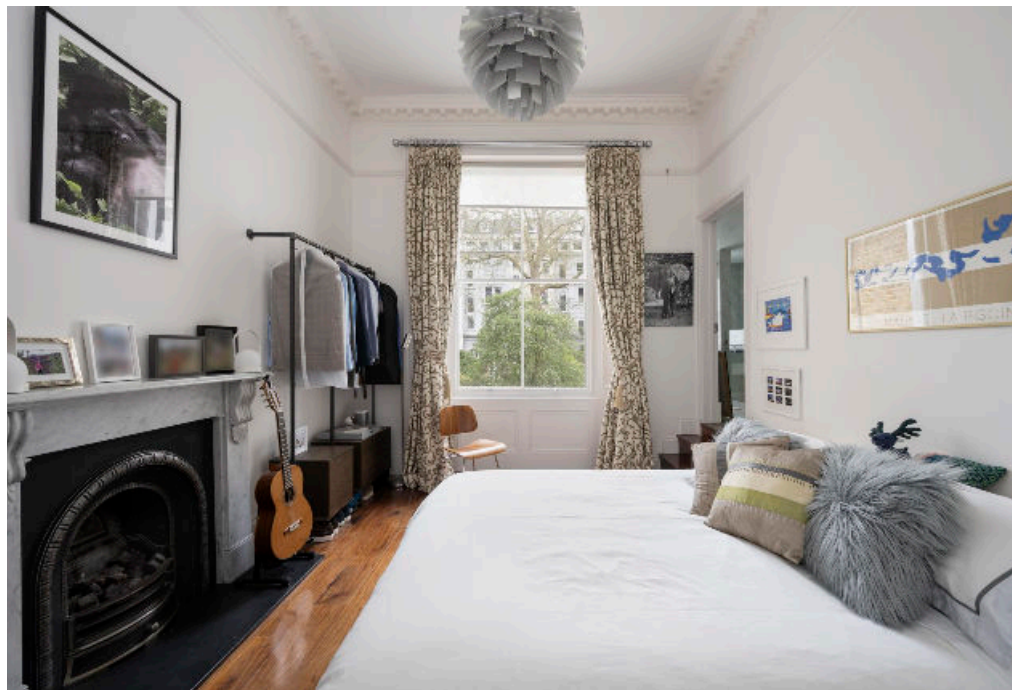
Guide price: £1,350,000

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

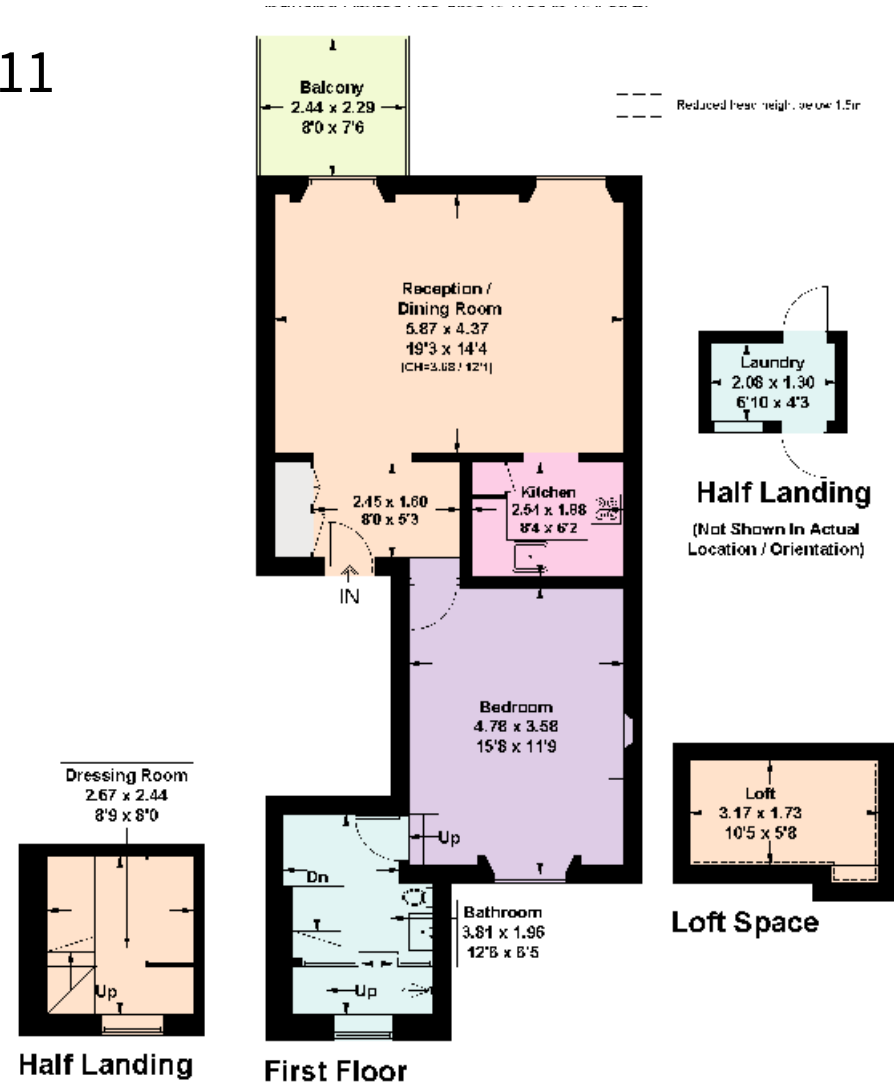




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Approximate Gross Internal Floor Area
72.8 sq m / 783 sq ft

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.



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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 April 2024. Photographs and videos dated April 2024.

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