

# The Auria, Notting Hill W10

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Knight Frank are pleased to present a newly built one bed, first floor flat in The Park Edition of The Auria, a prestigious new development near Portobello Road. Offering a private balcony and tranquil views over Athlone Gardens the green space at the heart of the development this flat offers 12 hour concierge and benefits of a New Build Guarantee. The Auria is moments from Notting Hill's best restaurants of Golborne Road and Westbourne Grove, an iconic neighbourhood offering an enticing and eclectic mix of shopping, eating and drinking destinations. It offers a truly village-like feel in the heart of the city.



**Guide price:** £725,000

**Service charge:** £2,252 per annum, reviewed every year next review due 2025

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

**Council tax band:** Please note we are currently waiting confirmation







## Location

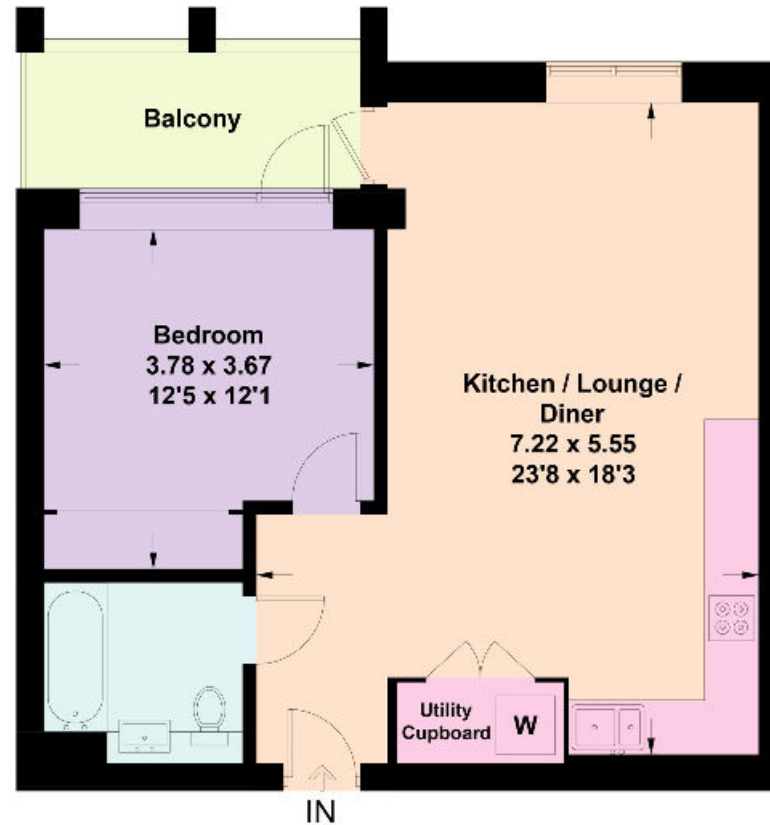
Close by are the majestic Royal Parks: Kensington Gardens, home to Kensington Palace, and Hyde Park with its ever-popular Diana Memorial Fountain, The Serpentine and Speakers' Corner. Life at The Auria is made all the more tempting by the exciting range of premium amenities on the horizon. Some of the exciting benefits you can look forward to include a dedicated concierge service, residents' gym, co-working spaces and residents' lounge.

The Auria's prime Zone 2 location offers excellent connections to the rest of London and beyond. There are two underground stations nearby, Ladbroke Grove and Westbourne Park. Both on the Circle and Hammersmith & City lines and a good choice of buses swiftly link The Auria to wider London.

Heathrow Airport is easily accessible by road or from Paddington using the Elizabeth Line or the Heathrow Express. The Elizabeth Line also offers a high-speed 3-minute journey to the designer boutiques at Bond Street and beyond.



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**Approximate Gross Internal Floor Area**  
**52.3 sq m / 563 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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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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