



The Auria, Notting Hill **W10**

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Knight Frank are proud to present this park-facing 2-bed unit in The Auria, the next exciting phase in the journey at Portobello Square located in London's trendy Notting Hill due for completion Dec 2024. This well-positioned third-floor Park Edition unit enjoys a large balcony with tranquil views over Athlone Gardens, an open green space positioned at the heart of the development.



Guide price: £1,075,000

Tenure: Leasehold: approximately 998 years remaining

Service charge: £3,036 per annum, reviewed every year, next review due 2025

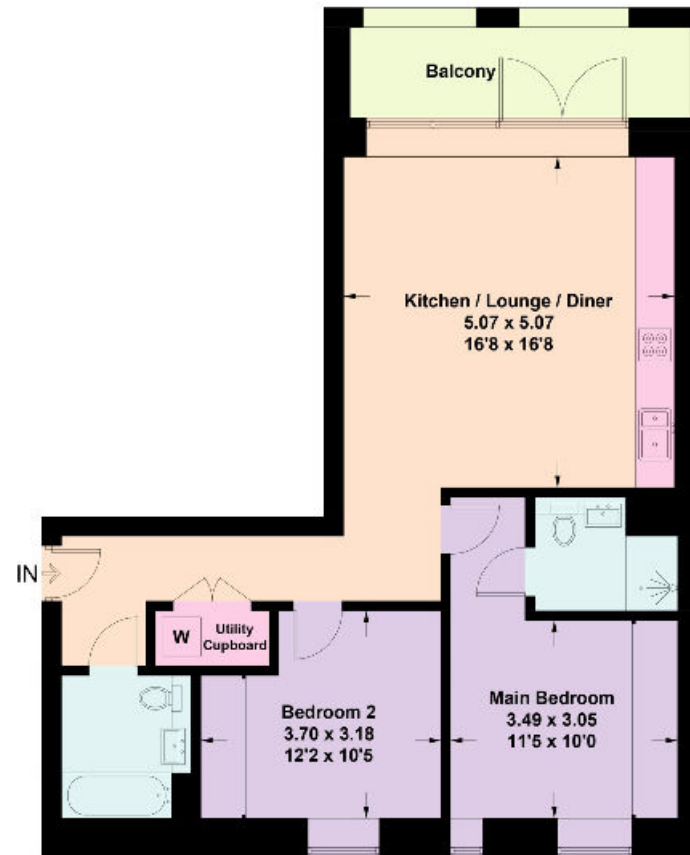
Local authority: Royal Borough of Kensington and Chelsea

Council tax band: We are currently waiting confirmation





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**Approximate Gross Internal Floor Area
70.5 sq m / 759 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 November 2024. Photographs and videos dated November 2024.

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