



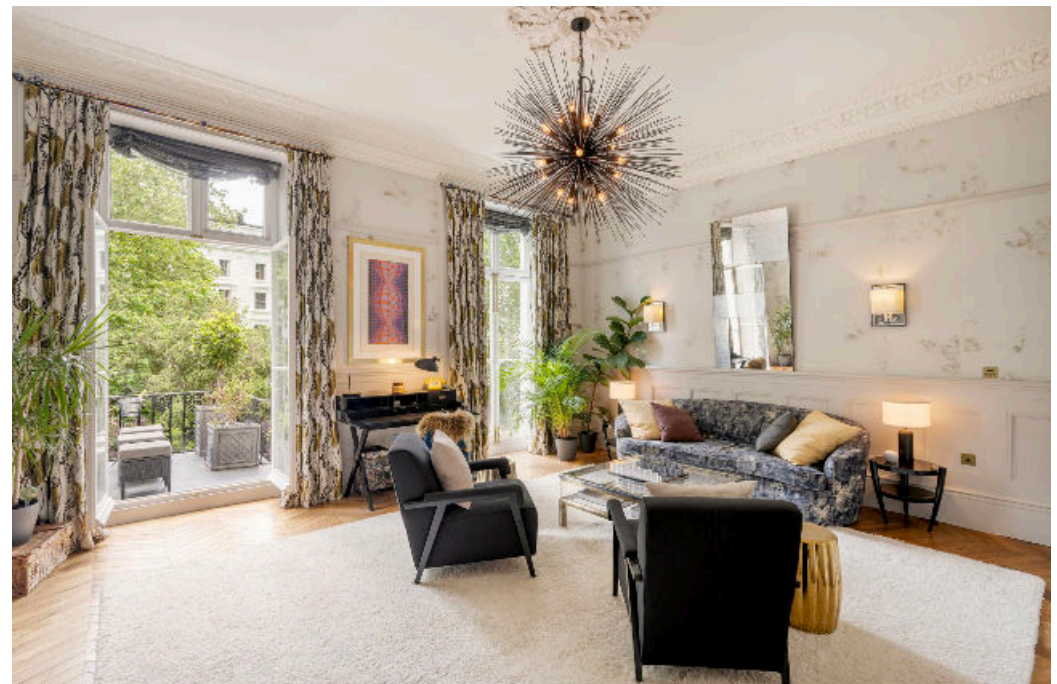
Leinster Square, Notting Hill **W2**

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# Leinster Square, Notting Hill W2

A sumptuous four storey apartment with its own front door measuring 3,727 square feet with south-facing light throughout and the benefit of a porter. The generous period proportions are married with comfort cooling, underfloor heating and Control4 lighting.

Leinster Square is a gated private secluded communal gardens. Notting Hill's world class restaurants are within easy walk on Westbourne Grove and Queensway. Equidistant are the nearby tube stations of Notting Hill Gate, Bayswater, Queensway and Royal Oak tube stations.



**Guide price:** £5,600,000

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

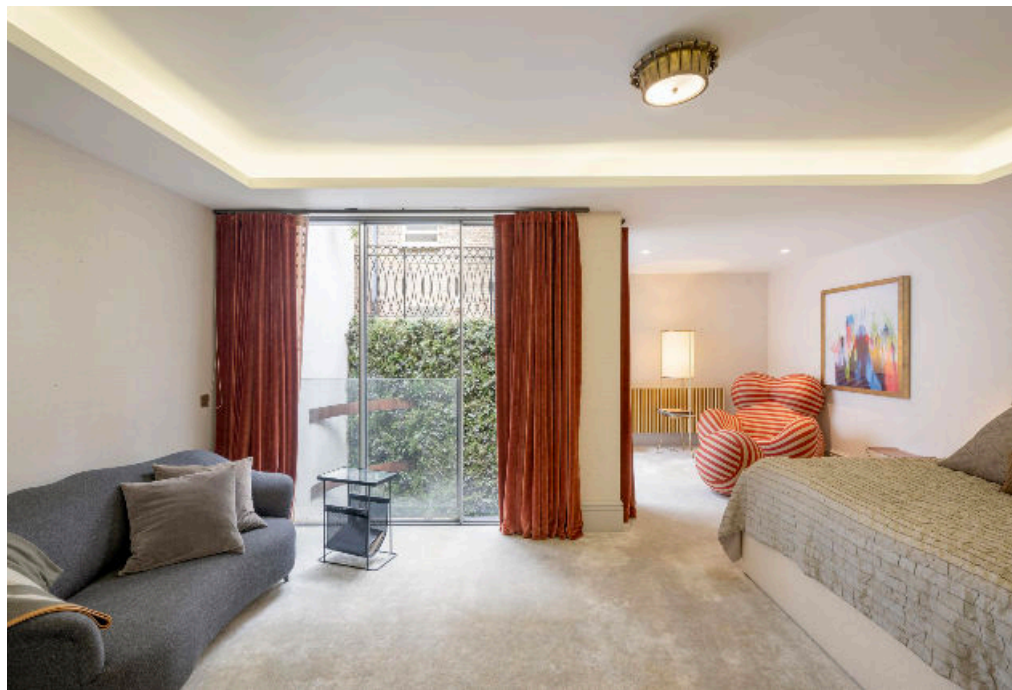
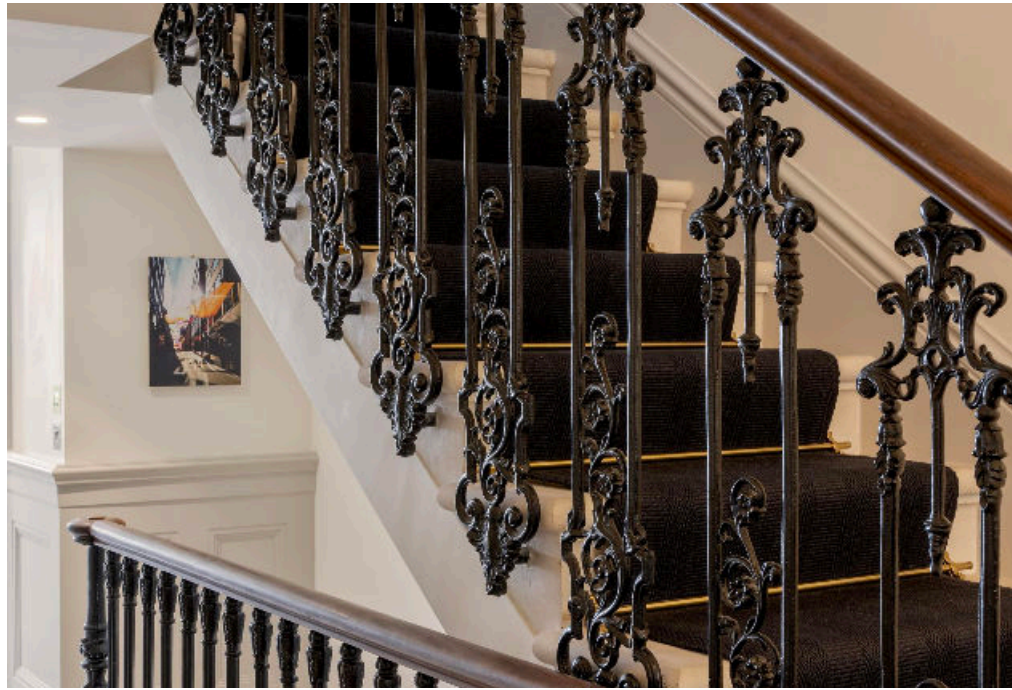
**Service charge:** £30,845 per annum, paid up until 2026. Reviewed annually.

**Local authority:** City of Westminster

**Council tax band:** H









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**Approximate Gross Internal Floor Area**  
**346.2 sq m / 3727 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.

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 May 2024. Photographs and videos dated May 2024.

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