



The Auria, Notting Hill **W10**

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This well-positioned fifth-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. The property has been finished to the highest standard with upgraded bespoke finishes, Miele appliances, and also comes with the added benefit of an allocated parking space. Notting Hill is one of London's most famous and desirable places to live, an iconic neighborhood 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:** £1,050,000

**Tenure:** Leasehold: approximately 999 years remaining

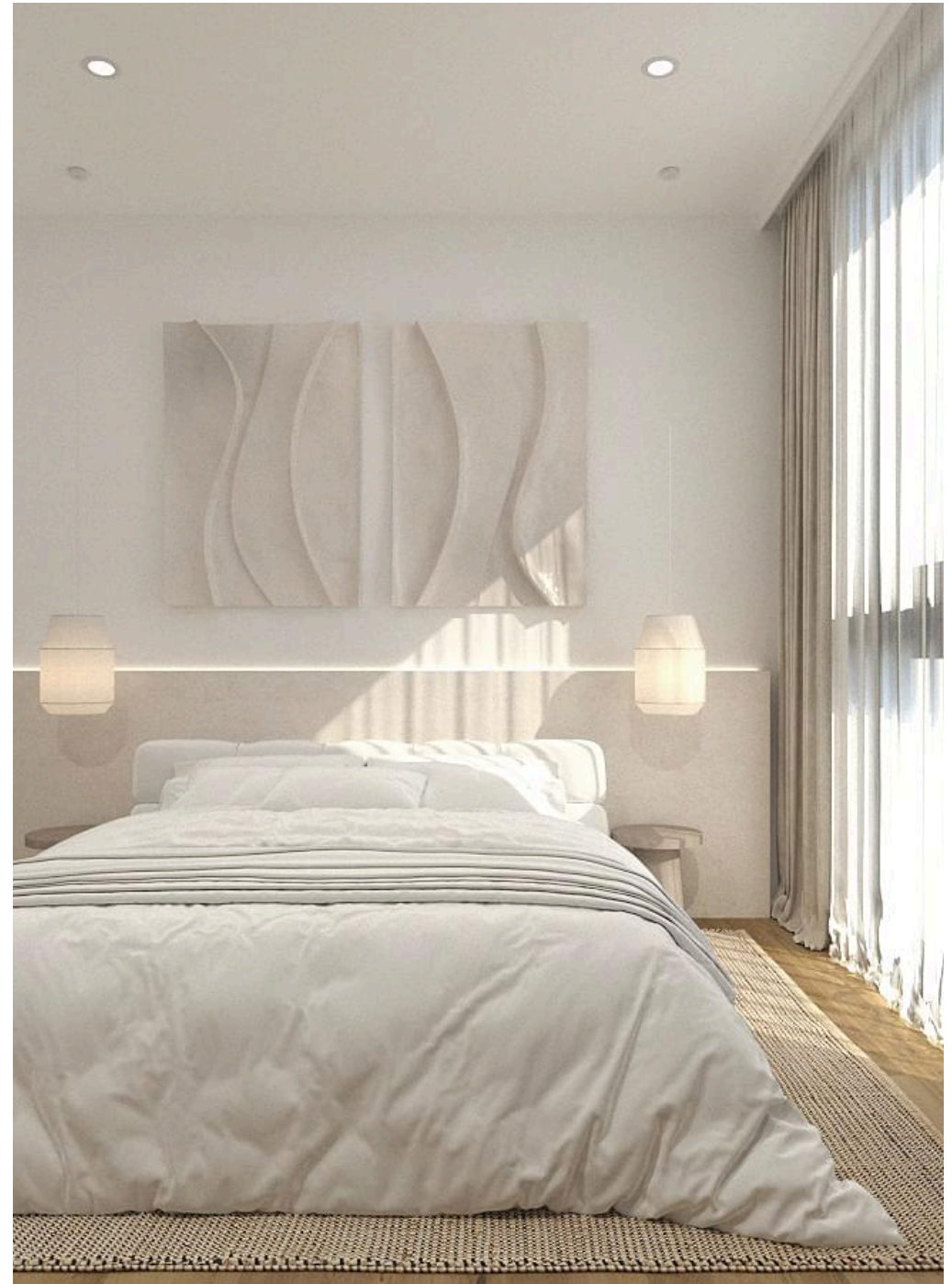
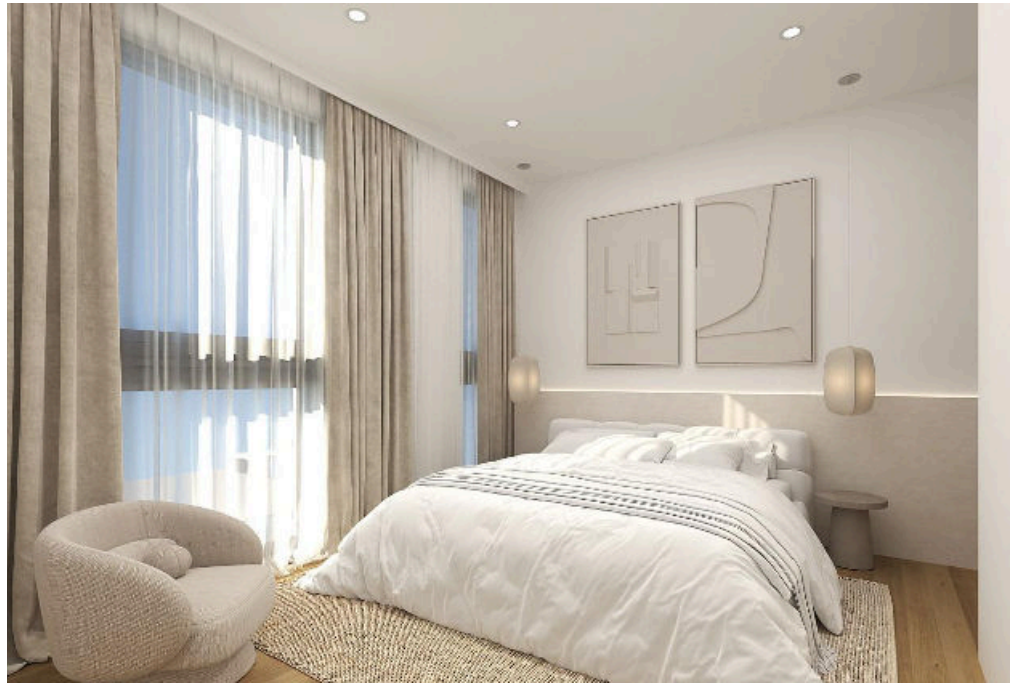
**Service charge:** £3,466 per annum, reviewed every year next review due 2025

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

**Council tax band:** TBC











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**Approximate Gross Internal Floor Area  
72.9 sq m / 784.6 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.  
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Particulars dated November 2024. Photographs and videos dated November 2024.

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