



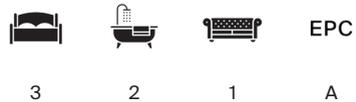
ARUNDEL GARDENS

Notting Hill W11



ARUNDEL GARDENS, NOTTING HILL, W11

Exceptional Notting Hill Duplex Apartment.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: D

Tenure: Share of freehold with approximately 995 years remaining

Service charge: £2,500 per annum, reviewed every year, next review due 2026

Guide Price: £3,250,000



A rare to the market ground and lower ground flat with 32'9ft garden that leads directly to the beautiful communal gardens. The property has beautiful high ceilings, a large front-facing reception room and separate kitchen/dining room that leads to a balcony and garden. These rooms offer lots of light, volume and great entertaining space. On the lower ground floor, there are three bedrooms including a large, bright bedroom with direct access to the garden and a front double-bedroom with ensuite bathroom. There is a separate entrance to the property from this level and utility room/storage space. The property has a stylish spiral staircase but the option to put in place a traditional staircase.

Arundel Gardens is a very fashionable road right in the heart of Notting Hill and just off Portobello Road. Close to the well renowned Westbourne Grove with a wealth of fashion boutiques, world class restaurants and luxury retailers

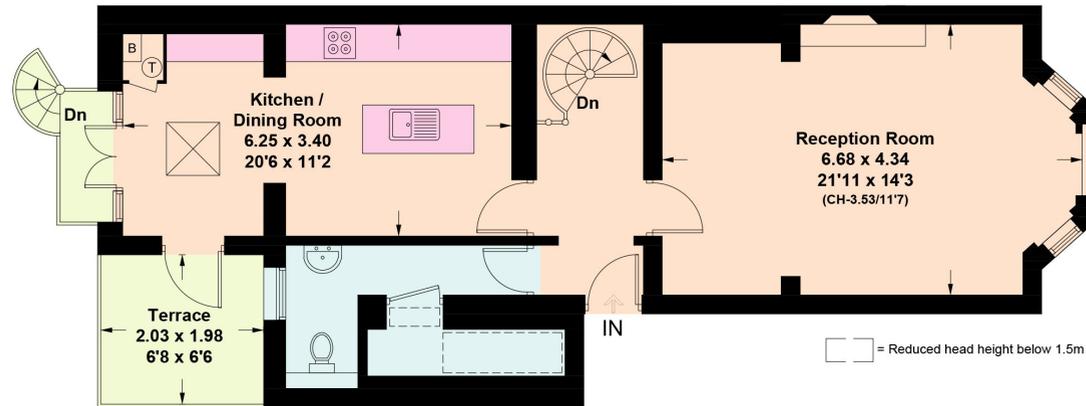




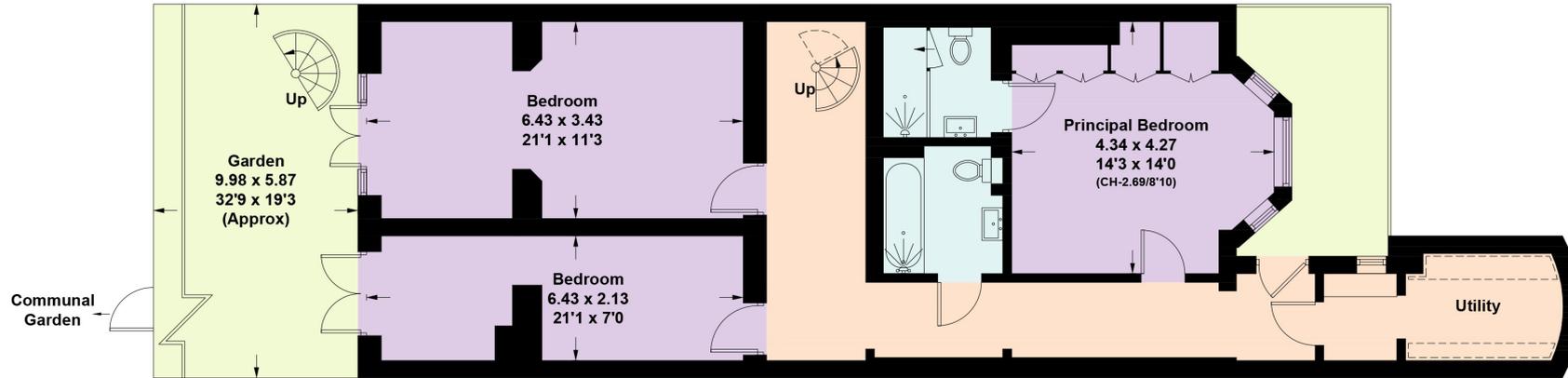


Arundel Gardens, W11

Approximate Gross Internal Area = 164.3 sq m / 1768 sq ft
Including Limited Use Area (4.4 sq m / 47 sq ft)



Upper Ground Floor



Lower Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1268102)

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We would be delighted
to tell you more.

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