



**JAPAN
SALES & LETTINGS
AGENCY**



Clanricarde Gardens, Notting Hill W2

£2,250



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C

**Council
Tax Band C**

For viewing requests, please email us.

Key features:

- 1 bedroom, 1 bathroom (3rd Floor)
- Parking: Parking permit can be applied
- Furnishings: Furnished
- Pets: Yes
- No HMO in this flat so no sharers more than 3 (2 is acceptable)
- A holding deposit equivalent to one week's rent will be required to reserve this property, subject to the final agreed rental amount
- USP: Superb central Notting Hill location with a well-proportioned layout, ideal for those seeking a smart pied-à-terre or compact home in a prestigious area

Description:

- 4 mins walk to Notting Hill Gate Station and 6 mins walk to Queensway Station
- 6 mins walk to M&S Foodhall grocery store
- 2 mins walk to cafés and restaurants
- EPC: C
- Council: Kensington And Chelsea, Tax band C (Please search the fees from here gov.uk/council-tax-bands)
- 289 sqft / 26.86 sqm
- Property type: Mid-floor flat

This mid-floor flat offers a rare opportunity to live in one of London's most sought-after neighbourhoods. Thoughtfully laid out, the property makes excellent use of its 289 sqft, providing a comfortable living and sleeping space, a fitted kitchen area and a modern bathroom. Fully furnished, it is ready to move into straight away, making it ideal for busy professionals or anyone looking for an easy, low-maintenance home.



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