

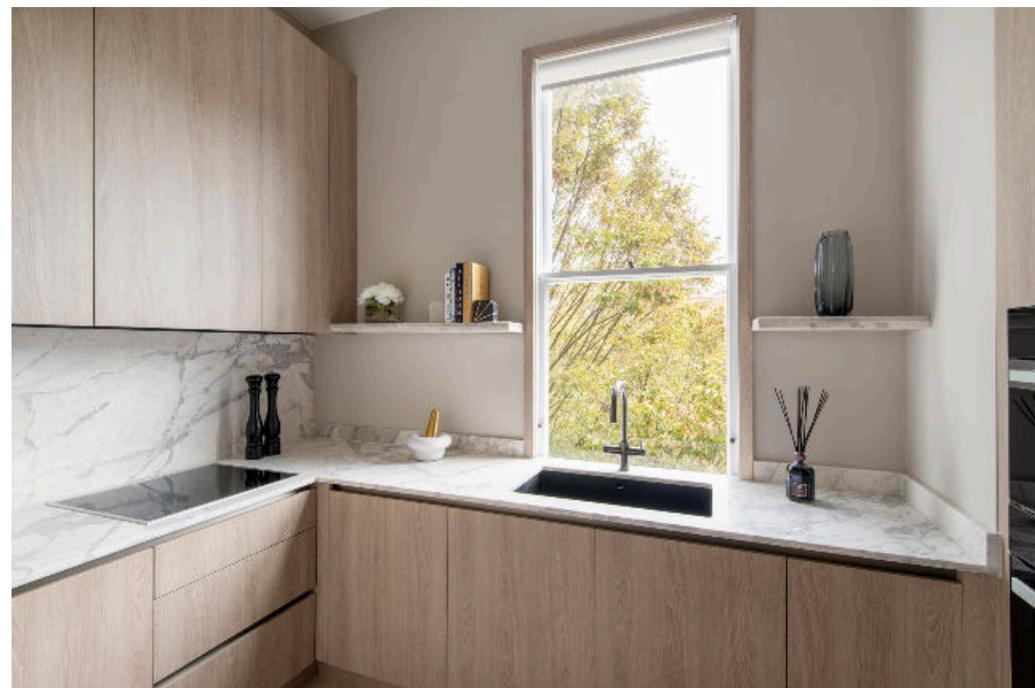


Clydesdale Road, Notting Hill **W11**

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This beautifully refurbished property is offered to the market in fantastic condition. This lateral apartment comprises 1197sqft of accommodation with two bedrooms, two bathrooms (the master with walk in wardrobe and en-suite facilities) a large reception/dining room. The property also benefits from the addition of a separate and fully demised office space located outside of the flat from the landing.

The road benefits from its prime location, with easy access to the amenities and attractions of Notting Hill.



Guide price: £2,000,000

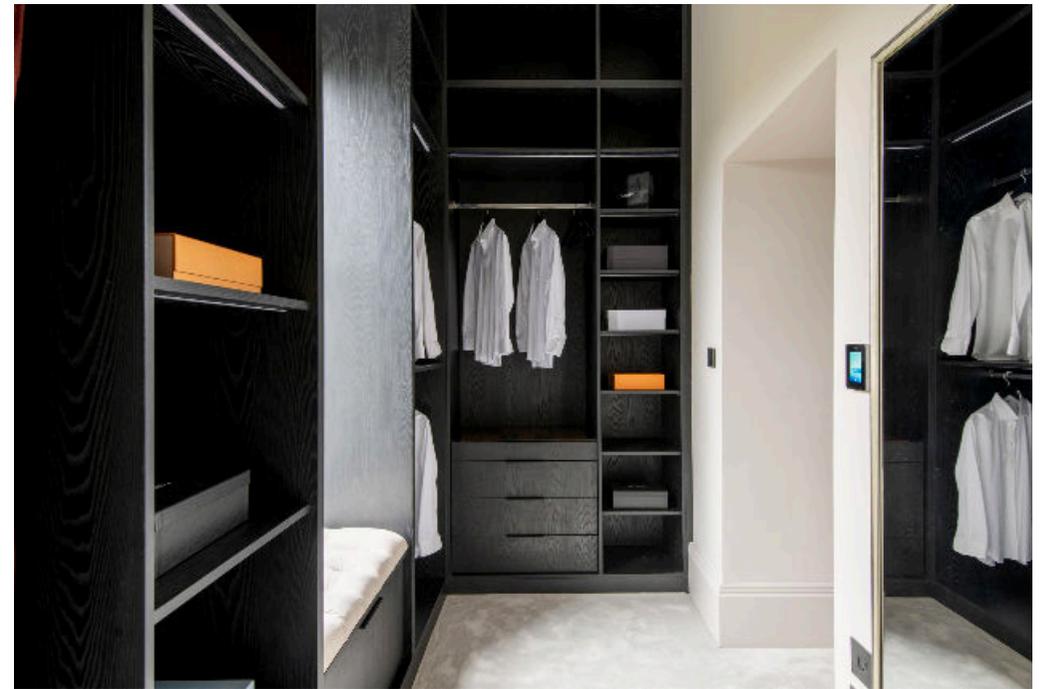
Tenure: Share of freehold, 950 approximately years remaining

Service charge: £1,800 per annum, reviewed every year

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F



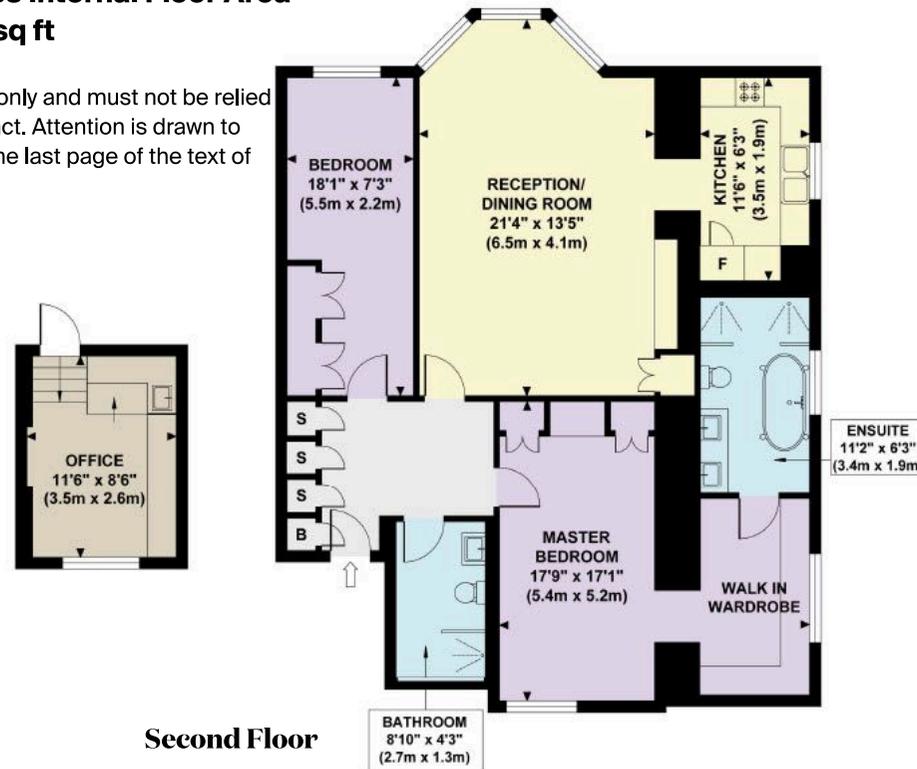


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Approximate Gross Internal Floor Area 111.20 sq m / 1197 sq ft

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.



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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 December 2023. Photographs and videos dated December 2023.

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