



Clanricarde Gardens, Notting Hill W2



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A beautifully-designed apartment boasting a reception room with over 3.6-meter ceilings and hardwood flooring throughout. This newly refurbished apartment allows natural light to flood through the large, traditional windows. As you enter the apartment, you are greeted by a spacious and bright living room with large windows that allow plenty of natural light to flood in. The living room leads to a fully equipped modern kitchen with high-end appliances, perfect for entertaining. The apartment boasts two bedrooms and two bathrooms.



**Guide price:** £1,095,000

**Tenure:** Leasehold: approximately 993 years remaining

**Service charge:** Please note that we have been unable to confirm the amount or date of the next review for the service charge or ground rent. You should ensure that you or your advisors make your own inquiries.

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

**Council tax band:** F





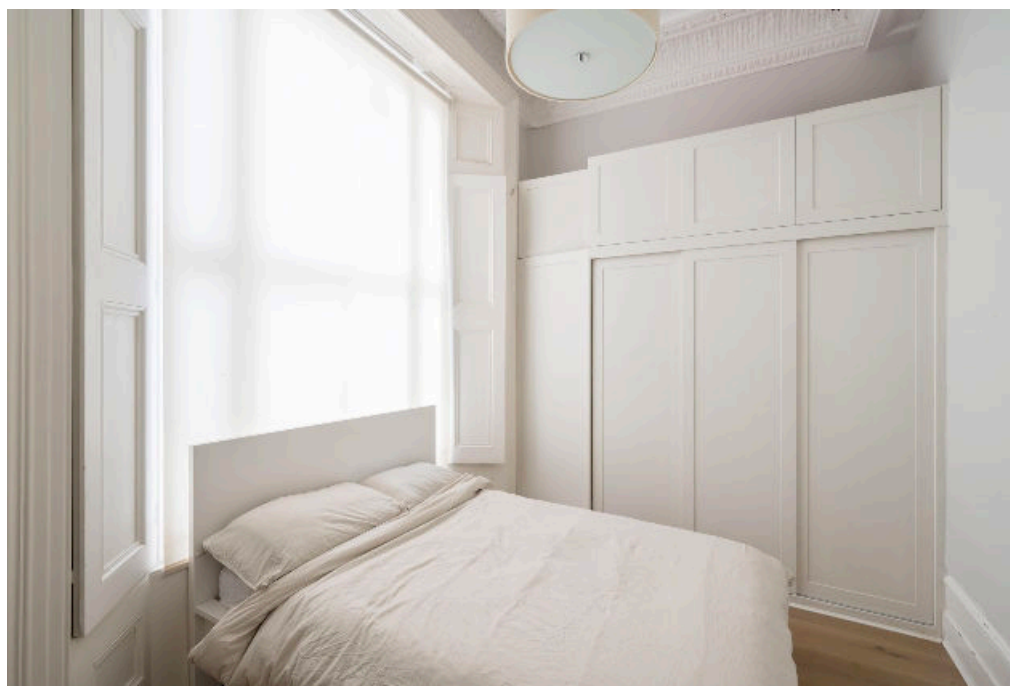






Wonderfully positioned in one of the most beautiful and desirable locations within Notting Hill, just a short walk away from the shops of Notting Hill Gate as well as green spaces of Kensington Gardens and Hyde Park.

\*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



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**Approximate Gross Internal Floor Area  
69.2 sq m / 745 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 January 2025. Photographs and videos dated January 2025.

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