



ARUNDEL GARDENS

Notting Hill, W11



A CHARMING HOME THAT WELCOMES YOU IN

A beautifully refurbished apartment set within a striking stucco
fronted period building, in the very heart of Notting Hill.

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Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: F

Tenure: Share of Freehold, approximately 966 years remaining

Ground Rent: Peppercorn

Service charge: £1,500 bi-annually, reviewed every year, next review due 2026

Guide Price: £1,200,000



CONTEMPORARY DESIGN & THOUGHTFUL DETAILS

Blending period charm with contemporary style, this thoughtfully designed home offers approximately 975 sq ft of elegant living space. The open-plan kitchen and reception room creates a welcoming hub for both everyday living and entertaining, while two double bedrooms, each with their own en-suite, provide a calm retreat. A dedicated office and utility room add to the practicality of the layout.

The property also enjoys the right to apply for access to Arundel Gardens.



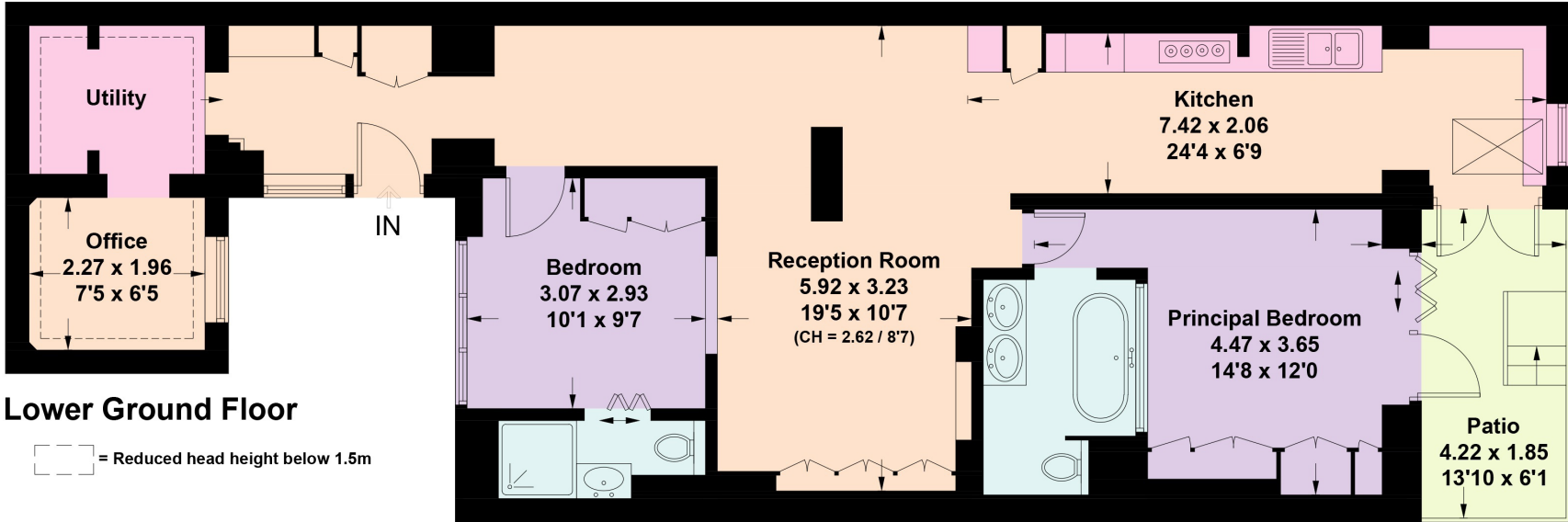
LOCATED MOMENTS FROM ICONIC PORTOBELLO ROAD

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. Some of the best preparatory schools in London are also within close proximity – Wetherby, Pembridge Hall, Chepstow House, Southbank International School, Notting Hill Prep to name a few.

Notting Hill Gate underground tube station is close by with the Central, District and Circle lines to the City, West End and Canary Wharf.



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Approximate Gross Internal Area = 90.6 sq m / 975 sq ft

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. (ID767266)



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