



THE AURIA, NOTTING HILL W10

A beautifully positioned first floor apartment overlooking the gardens at The Auria, Notting Hill



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

Tenure: Leasehold, approximately 999 years remaining Service charge: £3,176 per annum, reviewed each year, next review due 2026

Guide Price: £950,000





SPACIOUS LIVING AND CONTEMPORARY DESIGN

Set in what is widely regarded as the finest position within The Auria, this exceptional first floor apartment enjoys an elevated outlook over the beautifully landscaped gardens. With a generous internal area of approximately 794 sqft, the apartment features contemporary design and an enviable aspect, making it one of the most desirable homes in the development.

The spacious open plan kitchen, reception, and dining area forms the heart of the property, opening onto a private balcony. The sleek fitted kitchen features integrated appliances and elegant cabinetry, creating a seamless modern aesthetic. There are two well proportioned bedrooms, including a principal bedroom with en-suite shower room, and a beautifully finished main bathroom.

On the properties doorstep lies the vibrant Golborne Road, celebrated for its antique shops, artisan boutiques and relaxed local cafés.

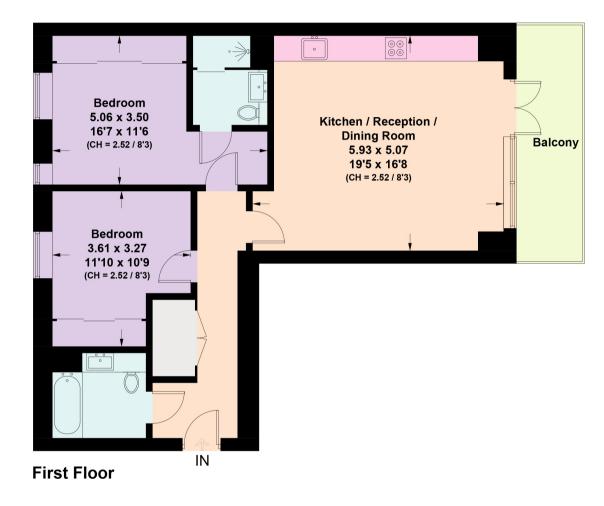
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^{*}CGI images have been used in the marketing of this property*

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Approximate Gross Internal Area = 73.8 sq m / 794 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)

Jack Thomas

+44 20 3910 9732

jack.thomas@knightfrank.com

Knight Frank Notting Hill

294 Westbourne Grove

Wll 2PS

knightfrank.co.uk
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