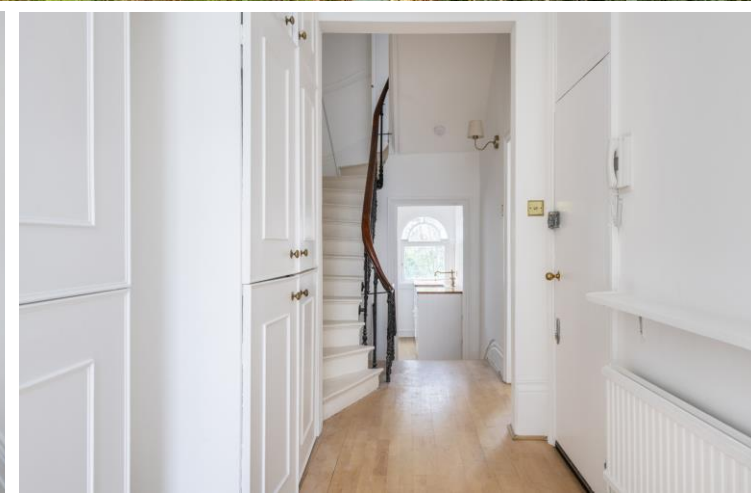




Arundel Gardens  
Notting Hill, W11

CHESTERTONS









Nestled in the heart of Notting Hill, this bright and charming two-bedroom flat is situated on the first floor of an elegant period building on the highly sought-after Arundel Gardens. With picturesque views over the beautifully maintained communal gardens, this property offers a peaceful retreat in one of London's most desirable neighbourhoods.

The flat features high ceilings, large sash windows, and an abundance of natural light throughout. A private balcony off the main bedroom provides a delightful space to take in the vibrant Notting Hill atmosphere, while the rear of the property overlooks the tranquil communal gardens, to which residents enjoy exclusive access.

Perfectly positioned, this delightful property is just moments from the vibrant shops, cafes, and restaurants of Portobello Road (0.1 miles), as well as excellent transport links at Notting Hill Gate Underground Station (0.5 miles) and Ladbroke Grove Underground Station (0.4 miles).

- Two-bedroom first-floor flat in an elegant period building
- Private balcony
- Stunning views and exclusive access to communal gardens
- High ceilings and large sash windows with abundant natural light
- Prime Notting Hill location, close to Portobello Road and excellent transport links

Asking Price £1,250,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	89-95		
B	81-88		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**Tenure:** Leasehold. 91 years remaining with a Share of Freehold

**Service Charge:** £3,000 p.a.

**Ground Rent:** £0

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** F

**Chestertons Notting Hill Sales**

30 Ledbury Road

Notting Hill

London

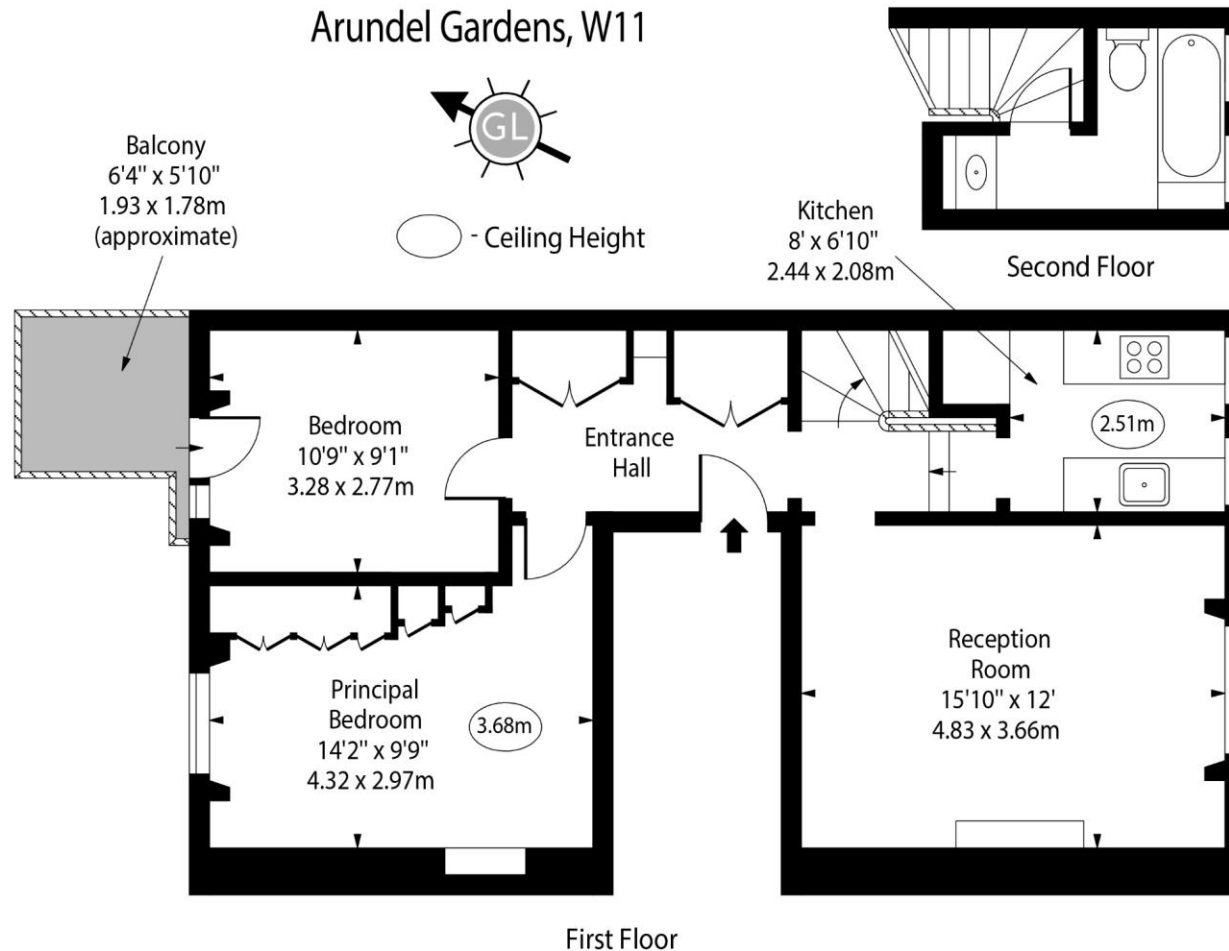
W11 2AB

[nottinghill@chestertons.co.uk](mailto:nottinghill@chestertons.co.uk)

0203 040 8585

[chestertons.co.uk](http://chestertons.co.uk)

# Arundel Gardens, W11



Approx Gross Internal Area 705 Sq Ft - 65.49 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 026167E

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