



Clanricarde Gardens  
Notting Hill, W2

CHESTERTONS





A grand four bedroom, 2nd floor lateral apartment, presented in very good condition and with two south-facing, 3m high reception rooms on Clanricarde Gardens, W2 (RBK&C parking permit).

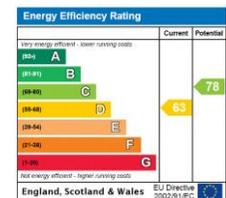
The property measures almost 1900 square feet, most of which is set over one level. Being seven windows wide, with a south-facing aspect and 3m high ceilings and period detailing; it makes for an incredibly bright and airy home. The layout consists of four bedrooms, a sunny south-facing reception room, dining room, separate kitchen with utility, and two good-sized bathrooms. It has a long lease of approximately 144 years.

The property was interior designed and renovated a few years ago. Solid oak wood flooring was laid out across the apartment, double glazed windows installed along with a new kitchen and new bathrooms. There is additional storage which is accessed from the landing.

Clanricarde Mansions is a period building accessed from Clanricarde Gardens and consists of only three flats (1 per floor). It is centrally located for the many shops and restaurants of Notting Hill Gate and is only moments from Kensington Gardens. High Street Kensington is also a short walk down "Billionaires Road", Kensington Palace Gardens.

- Large lateral flat.
- Two-south-facing receptions.
- High ceilings (over 3 meters).
- Interior designed and renovated a few years ago.
- Four bedrooms.
- Wood flooring throughout.
- Excellent location close to Kensington Gardens and Notting Hill Gate.

Asking Price £2,000,000



**Tenure:** Leasehold, 144 years remaining.

**Service Charge:** £4,500 p.a.

**Ground Rent:** £50 p.a.

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** G

**Chestertons Notting Hill Sales**

30 Ledbury Road

Notting Hill

London

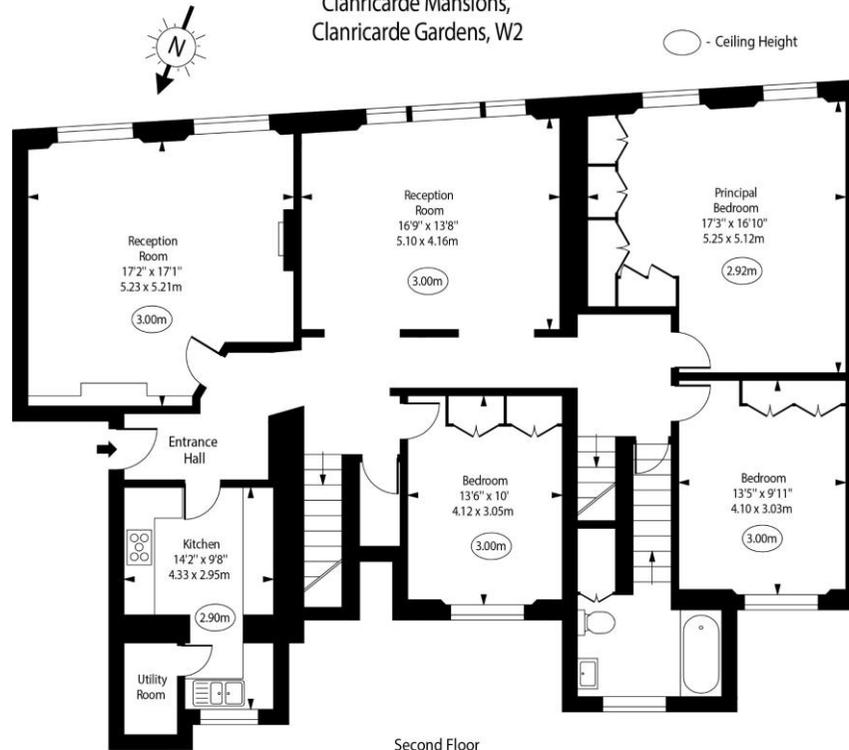
W11 2AB

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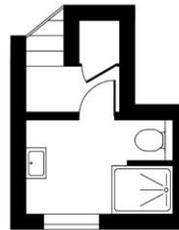
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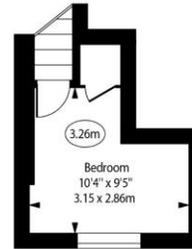
Clanricarde Mansions,  
Clanricarde Gardens, W2



Second Floor



Third Floor



Third Floor

Approx Gross Internal Area 1878 Sq Ft - 174.47 Sq M

For Illustration Purposes Only - Not To Scale

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