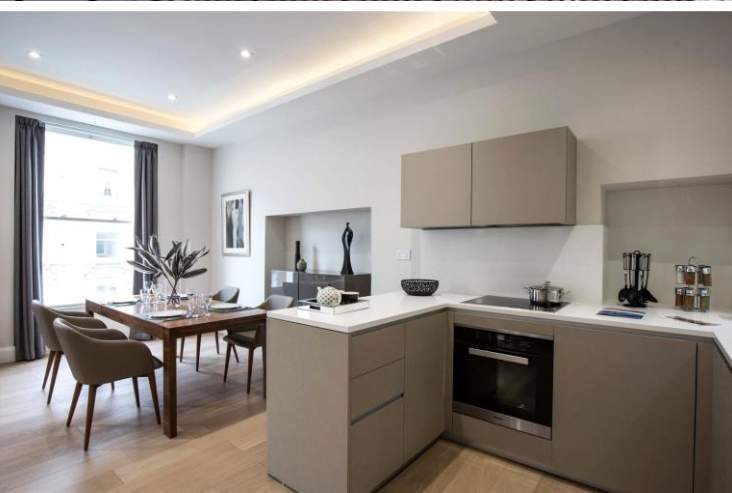




Clanricarde Gardens
Notting Hill, W2





A beautiful one-bedroom 2nd floor flat (with lift) set in a recently renovated building in Clanricarde Gardens, Notting Hill.

The whole building and this flat were refurbished in 2016 so are presented in very good order. It benefits from high ceilings, comfort cooling, underfloor heating, a high-end finish, and a communal roof terrace. The flat measures 599 square feet and has a long lease of 991 years remaining.

It consists of a west-facing kitchen/reception room with space for sofas and a dining table, a bedroom with built-in wardrobes, and a shower room.

Clanricarde Gardens is well located for the many shops and restaurants of Notting Hill Gate, Westbourne Grove and the Portobello Road. Notting Hill Gate underground station (Central, District & Circle lines) and the green open spaces of Kensington Gardens are both within 0.2 miles of the property.

- Building & flat were both fully renovated in 2016.
- Underfloor heating.
- Comfort cooling.
- Communal roof terrace.
- Lift.

Asking Price £950,000

Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold, 987 years remaining

Service Charge: £2,500 p.a.

Ground Rent: £500 p.a.

Local Authority: Kensington and Chelsea

Council Tax Band: D

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585

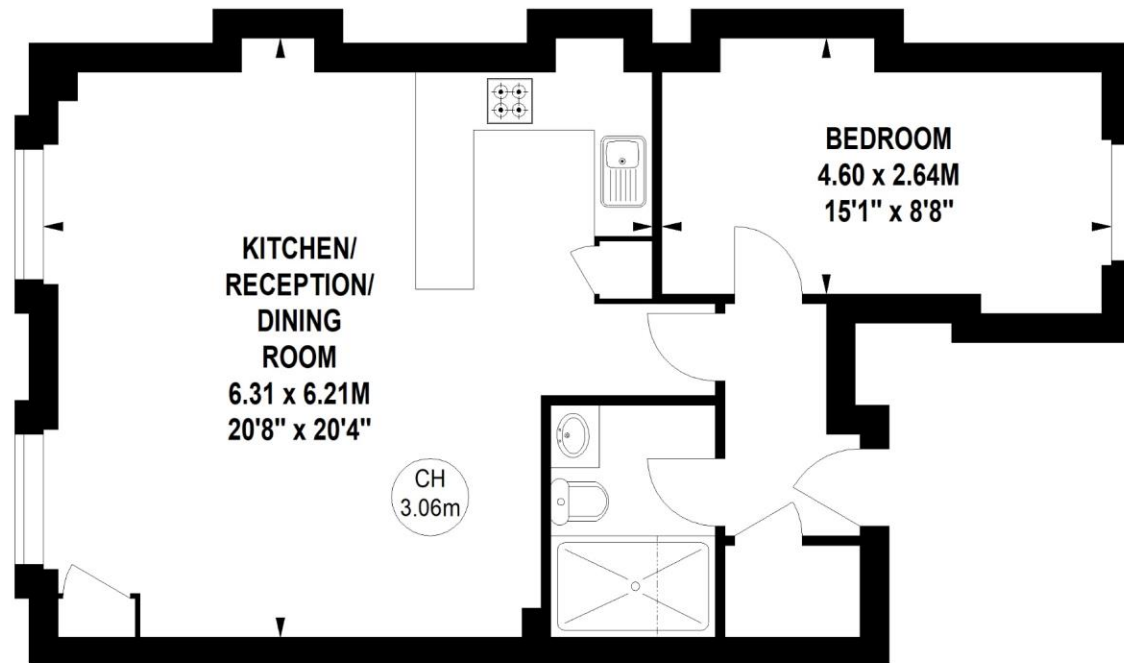
chestertons.co.uk

Clanricarde Gardens, W2

Approximate gross internal area

55.65 sq m / 599 sq ft

Key :
CH - Ceiling Height



Second Floor

**Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only**

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

