



Clanricarde Gardens  
Notting Hill, W2









Situated on the first floor of a grand period conversion in one of Notting Hill's most desirable addresses, is this beautifully proportioned one-bedroom flat. With an impressive ceiling height just under 4 metres, the apartment spans approximately 610 sq. ft and includes a private balcony and a clever mezzanine storage level above the kitchen.

The magnificent reception room has an abundance of natural light through the tall windows and opens directly onto the balcony, offering views of Clanricarde Gardens. The original period features and exceptional ceiling height creates a wonderful feeling of grandure. The kitchen is beneath a mezzanine level, providing valuable additional storage. The double bedroom is quietly situated to the rear of the property, while the contemporary bathroom completes the layout.

Set just moments from Notting Hill Gate underground station (0.2 miles), Kensington Gardens (0.2 miles), and Portobello Road (0.4 miles), this property is perfectly positioned to enjoy the Notting Hill lifestyle.

- First floor of a classic period building
- Ceilings just under 4m high
- Private balcony
- Bright, spacious reception room
- Prime Notting Hill location

Asking Price £895,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold. 988 years remaining with a Share of Freehold.  
**Service Charge:** £4,163 p.a. (inc £1,050 p.a to the sinking fund)  
**Ground Rent:** £0  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** F

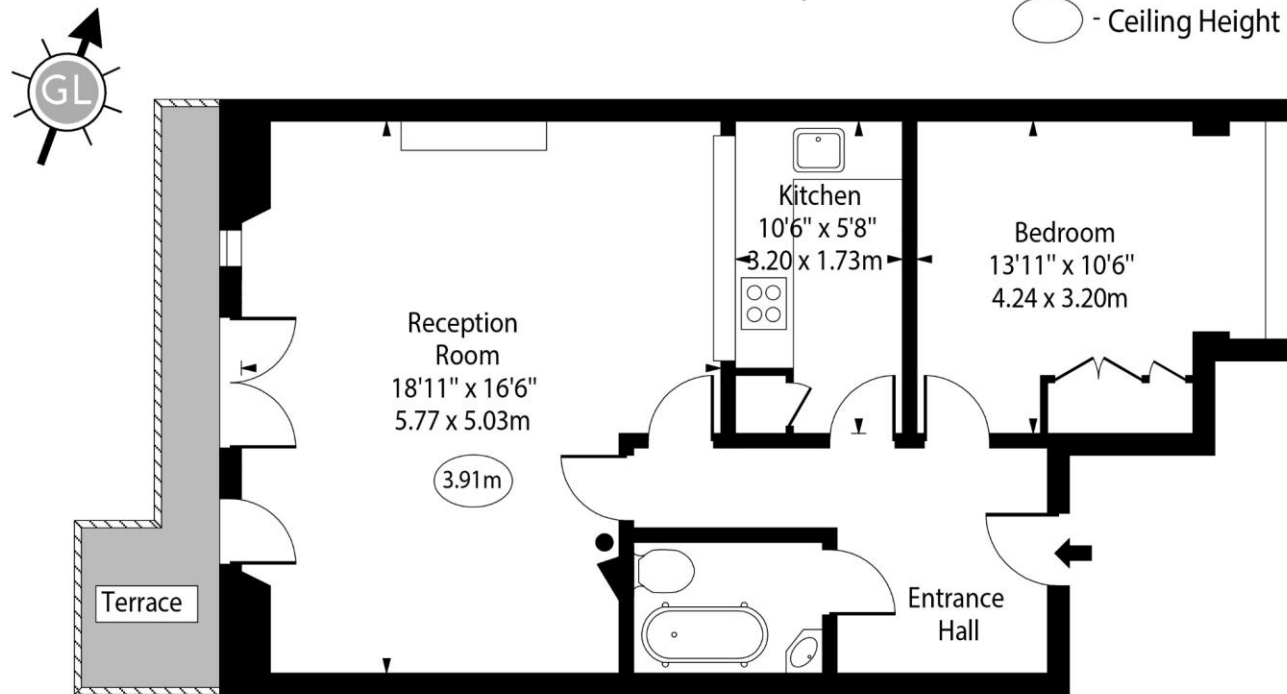
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## Clanricarde Gardens, W2



First Floor

Approx Gross Internal Area      610 Sq Ft - 56.67 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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