Clanricarde Gardens

Notting Hill, W2

Asking Price £1,175,000

CHESTERTONS

SAMSUNG

A stylish 2-bedroom upper maisonette with a panoramic roof terrace (non-demised), ideally located on the sought-after Clanricarde Gardens in the heart of Notting Hill.

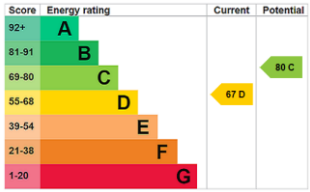
Set at the rear of the building, the property enjoys lovely views towards Linden Gardens and offers approximately 809 sq ft of well-designed living space.

Arranged over the third and fourth floors, the property features a bright west-facing reception room with dining area, semi-open plan kitchen and two generous double bedrooms, both with built-in wardrobes. The property is complemented by a fantastic roof terrace (non-demised), shared with one other flat and available for recreational use under a building licence.

The reception and kitchen benefit from impressive ceiling heights, creating a bright and spacious feel throughout.

Clanricarde Gardens is a peaceful residential cul-de-sac, perfectly positioned for the vibrant shops, cafés and restaurants of Notting Hill Gate and Kensington Church Street. Notting Hill Gate Underground Station, with Central, District and Circle line services, and the open spaces of Kensington Gardens are both approximately 0.2 miles away.

- Stylish 2-bedroom upper maisonette with no onward chain
- Sought-after Clanricarde Gardens, Notting Hill
- Approx 809 sq. ft of living space
- Bright west-facing reception and semi-open plan kitchen
- Two generous double bedrooms with built-in wardrobes
- Panoramic roof terrace (non-demised) with views towards Linden Gardens



Tenure: Leasehold 999 Years from 25 March 2005 plus Share of Freehold
Service Charge: £3,710 (Approximately)
Ground Rent: No ground rent
Local Authority: Kensington and Chelsea
Council Tax Band: Band F

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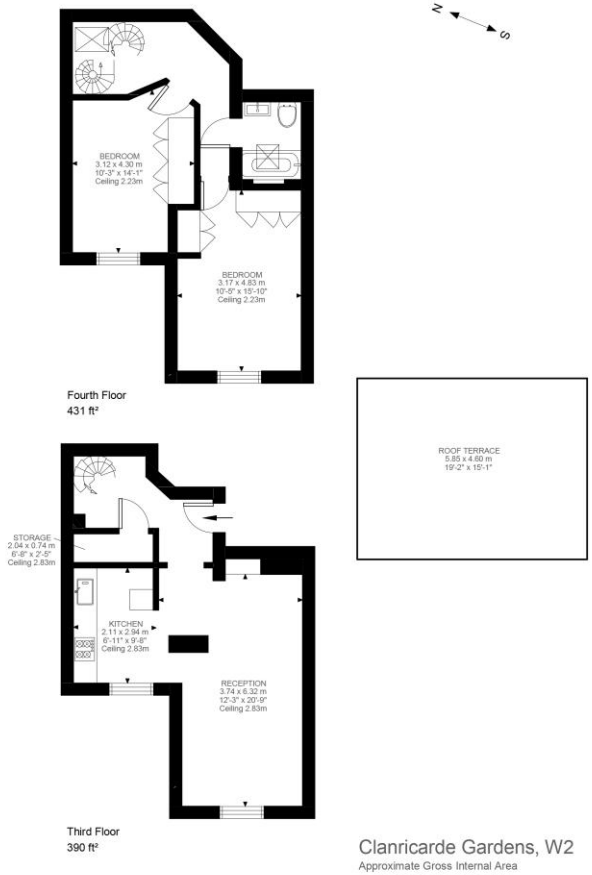

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Approximate Gross Internal Area

76.32 SQ.M / 821 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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