Clanricarde Gardens

Notting Hill, W2

Asking Price £950,000

CHESTERTONS

A beautifully presented two bedroom, two bathroom, flat on Clanricarde Gardens, Notting Hill.

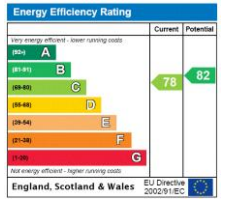
The property is set over the lower ground floor of an end of terrace period building at the bottom of a cul-de-sac. The interior measures 1,274 square feet (including vault) and has exceptional living and entertaining space with good ceiling heights (2.71 meters). It consists of a large reception room with a feature operational gas fireplace, a separate kitchen / dining room with an island, 2 double bedrooms, 2 bathrooms (the master being en-suite), a walk-in wardrobe, a study area and ample storage. Additionally, the property has its own entrance.

The property has been maintained to the highest specifications and is ready to be moved into. It boasts underfloor heating, integrated Sonos sounds system throughout the property, Orluna dimmable lights to create a bright environment and air cooling. It has been cleverly designed with lots of glass to allow the light to flow and maximize the feeling of the space.

The property is a 0.3 mile walk from Kensington Gardens and is well located for the many shops & restaurants of Notting Hill Gate, Westbourne Grove and the Portobello Road. Notting Hill Gate underground station (Central, District & Circle lines) is a 0.2 mile walk away.

Share of freehold and no onward chain.

- Beautifully presented 2-bedroom, 2-bathroom flat in sought-after Clanricarde Gardens, Notting Hill.
- Spacious 1,274 sq ft lower ground floor apartment with excellent ceiling heights and its own private entrance.
- Large reception room with operational gas fireplace and separate kitchen/dining room with island.
- Principal bedroom with en-suite bathroom, walk-in wardrobe, study area, and ample storage throughout.
- High-specification finish including underfloor heating, Sonos sound system, air-cooling, Orluna dimmable lighting
- Share of freehold, no onward chain, and ideally located moments from Kensington Gardens and Notting Hill Gate station.



Tenure: Leasehold 999 Years from 25 March 2025 plus Share of Freehold
Service Charge: £2400 Per annum (approximately)
Ground Rent: £0 No Ground Rent
Local Authority: Kensington and Chelsea
Council Tax Band: F

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Clanricade Gardens, W2

Approximate gross internal area

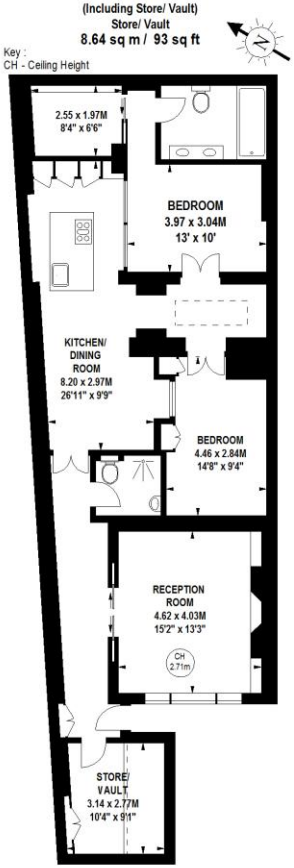
118.35 sq m / 1274 sq ft

(Including Store/ Vault)

Store/ Vault

8.64 sq m / 93 sq ft

Key :
CH - Ceiling Height



Lower Ground Floor

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