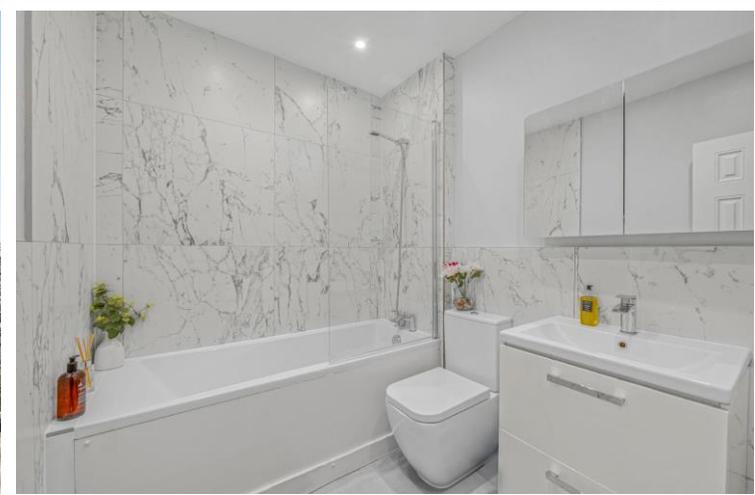




Arundel Court  
43-47 Arundel Gardens, W11

Asking Price £800,000

CHESTERTONS





This bright and spacious two double bedroom apartment is situated within a highly regarded residential block on one of Notting Hill's most prestigious streets. The property is characterized by an abundance of natural light throughout, featuring a generously sized reception room that offers ample space for both living and dining. Both double bedrooms are well-proportioned, and the flat further comprises a separate modern kitchen and a contemporary bathroom, both finished to a high standard. Residents benefit from the added convenience of lift access and use of beautifully maintained communal gardens, providing a peaceful and secure green retreat in the heart of the city.

The location is exceptional, placing residents within easy reach of the vibrant lifestyle that defines Notting Hill. The area is home to a vast and diverse array of independent shops, high-end boutiques, and world-class cafes and restaurants, particularly around the nearby Westbourne Grove and the iconic Portobello Road. From artisan bakeries and trendy brunch spots to acclaimed dining institutions, the neighborhood offers an unparalleled selection of amenities. This property represents an excellent opportunity to acquire a well-maintained home in a prime West London address, combining quiet residential living with immediate access to one of the capital's most sought-after social hubs.

- Prime Location: Situated within a sought-after block on one of Notting Hill's most prestigious streets
- Bright Interiors: A spacious property flooded with natural light throughout every room
- Generous Living Space: Features a large reception room and two well-proportioned double bedrooms
- Modern Finishes: Includes a separate contemporary kitchen and a high-specification bathroom
- Building Benefits: Residents enjoy the convenience of lift access and use of stunning communal gardens
- Vibrant Neighborhood: Surrounded by a vast array of high-end shops, cafes, and world-class restaurants

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 999 Years from 29 September 1989

**Service Charge:** £5,864 (Approximately)

**Ground Rent:** £82.50 (Per Annum)

**Local Authority:** Royal Borough of Kensington & Chelsea

**Council Tax Band:** F

**Chestertons Notting Hill Sales**

30 Ledbury Road

Notting Hill

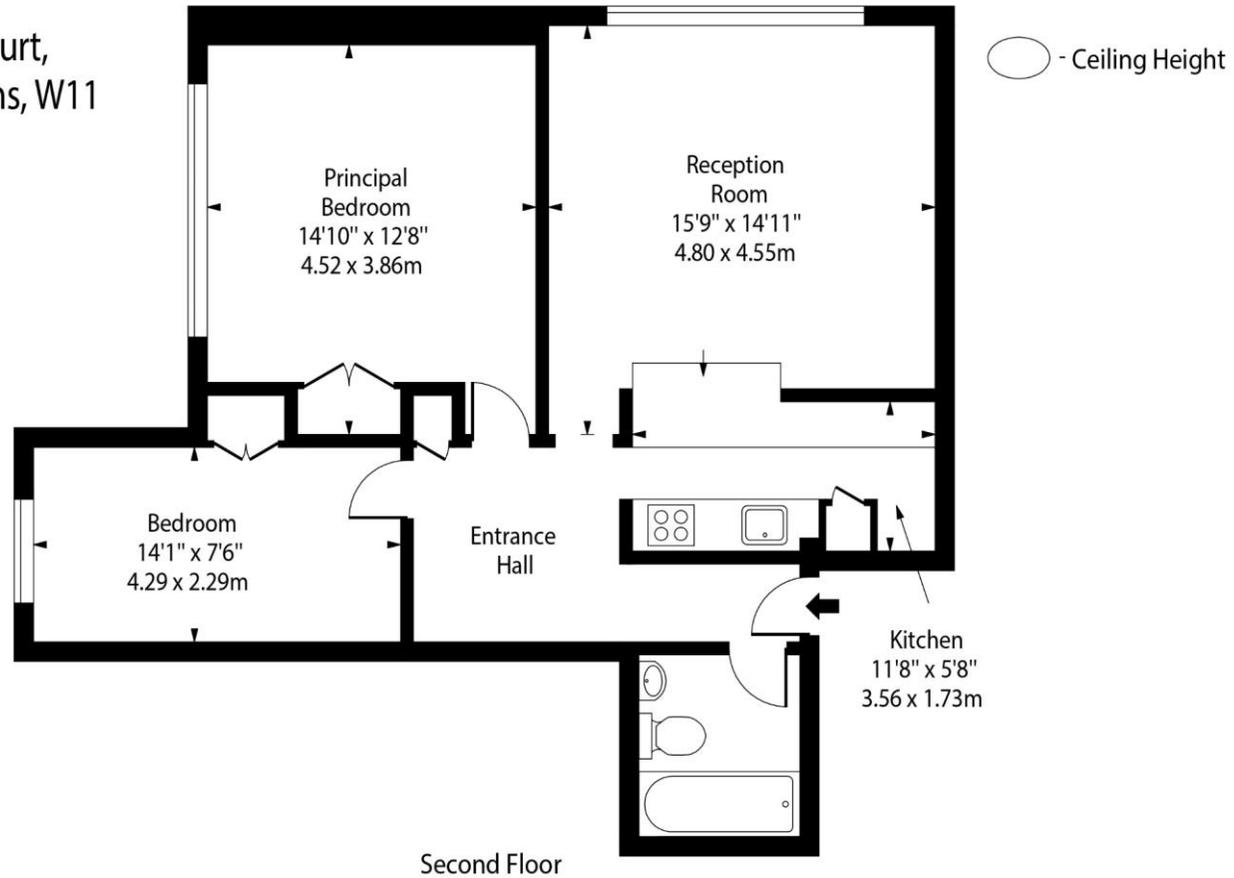
London

W11 2AB

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0203 040 8585

Arundel Court,  
Arundel Gardens, W11



Approx Gross Internal Area 740 Sq Ft - 68.75 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. Not To Scale.

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