






LANSDOWNE CRESCENT

Notting Hill, W11



NOTTING HILL, W11

An elegant garden apartment combining generous proportions, direct communal garden access and a prime, highly sought after setting.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Share of Freeshold with approximately 975 years remaining

Service charge: Approximately £1,700 per annum (inclusive of 75 per month management fee), reviewed every year, next review due 2027

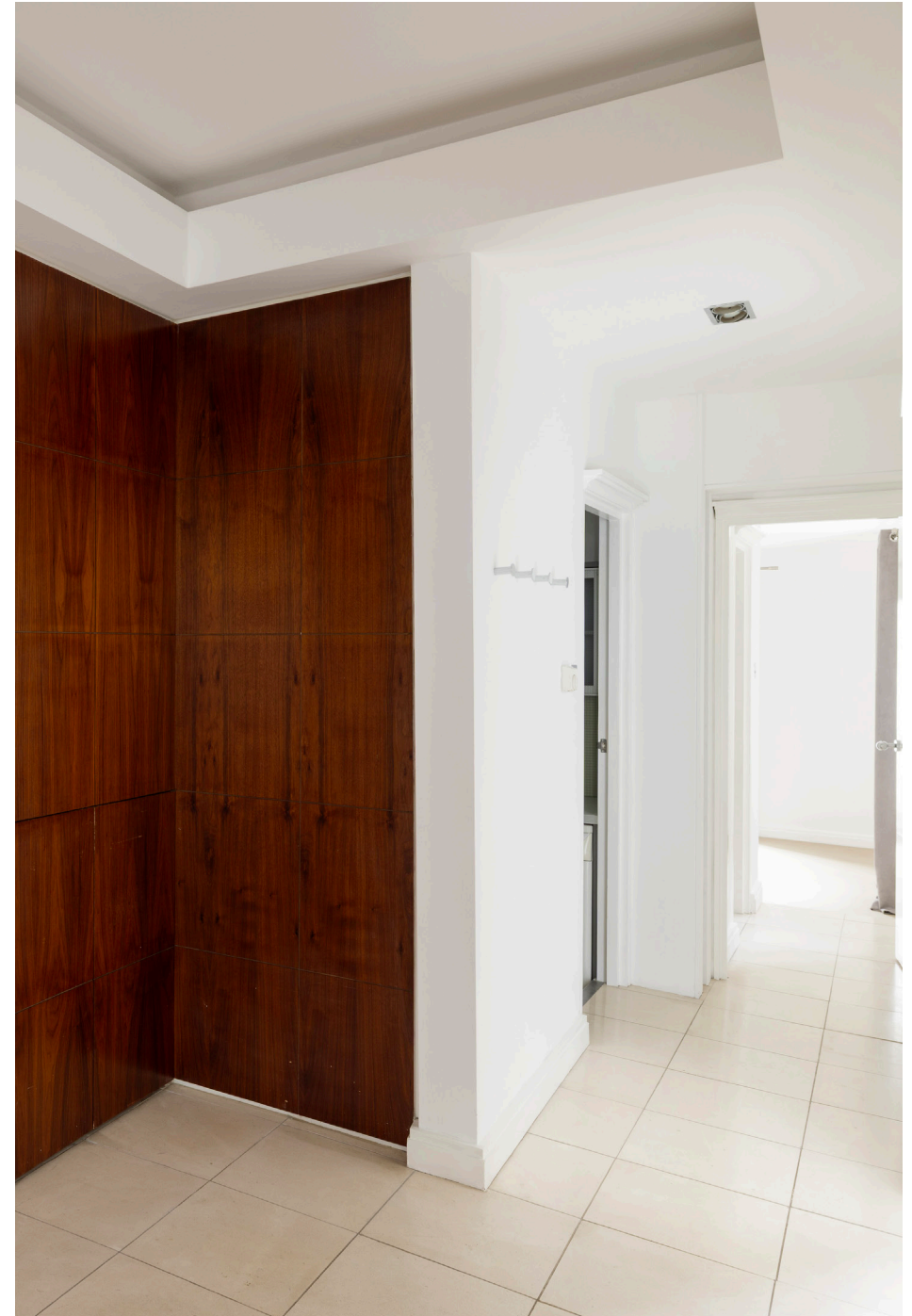
Guide Price: £1,400,000



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This impressive two bedroom, two bathroom apartment offers exceptional volume and a highly effective layout, delivering a rare sense of space and balance throughout. Well proportioned living areas are complemented by strong ceiling heights and excellent flow, while direct access to the communal gardens provides a seamless connection to green space and enhances natural light. Set within Notting Hill, the property is ideally positioned to enjoy the area's renowned lifestyle offering. Immediate access to communal gardens is combined with close proximity to local amenities, transport links and the vibrant cultural scene of West London, making this a compelling opportunity in one of the capital's most consistently desirable neighbourhoods.

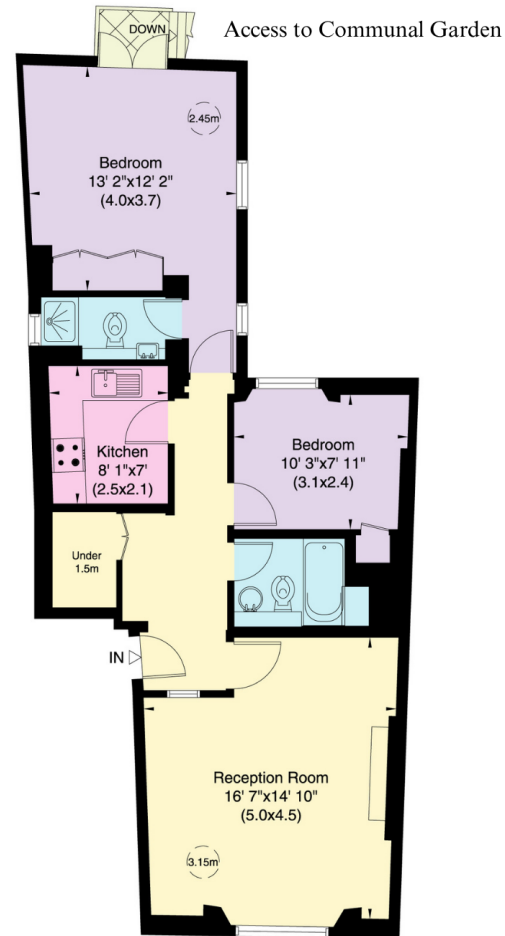
Please note garden square access is via application and consent.
Disclaimer: CGI Images have been used for the Marketing Of this Property







Gross internal area (approx.)
70 Sq m (756 Sq ft) Including Under 1.5m
68 Sq m (734 Sq ft) Excluding Under 1.5m



Approximate Gross Internal Area = 68 sq m / 734 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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