






## NORLAND SQUARE

Notting Hill, W11



# A CHARMING GARDEN APARTMENT

With a main bedroom, plus a spare single bedroom or home office, on the prestigious and Grade II listed Norland Square.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Share of Freehold plus Leasehold, approximately 956 years remaining

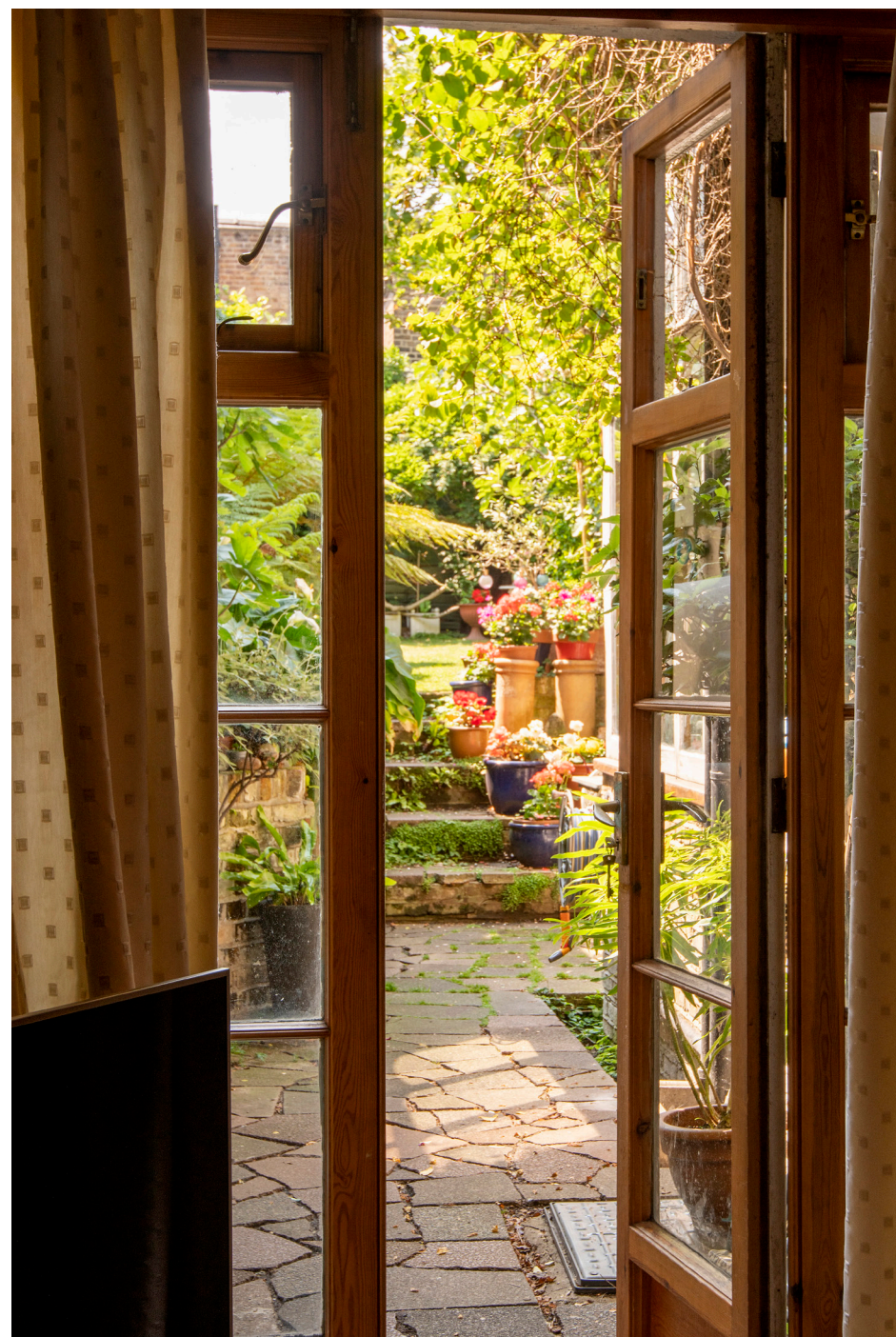
**Guide Price: £980,000**



This charming apartment is situated in a sought-after garden square location. With a spacious living room, large principal bedroom, spare single bedroom or home office and extensive parquet flooring throughout.

This is a rare opportunity to acquire a mature 80ft long and west-facing walled garden, with a microclimate capable of growing fruiting bananas and fig trees, it is flooded with sunlight late into the afternoon.

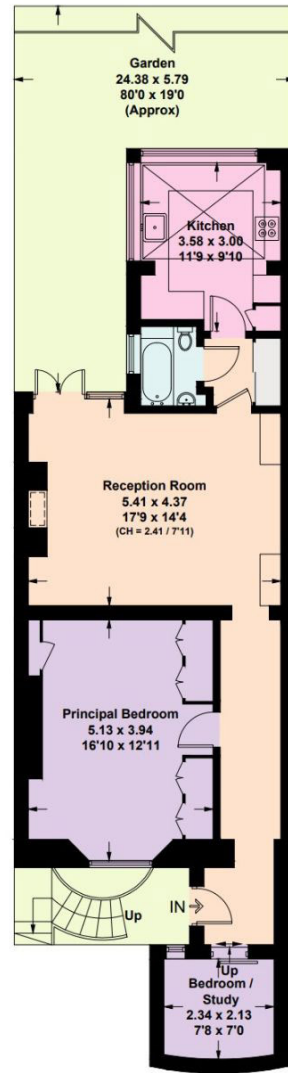
The property also comes with access to Norland Square Gardens, a dog-friendly, beautifully maintained private communal garden across the road. The exclusive location benefits from a wide range of boutiques, cafes, shops, and restaurants along Holland Park Avenue and in Notting Hill.







Reduced head height below 1.5m



Lower Ground Floor

Approximate Gross Internal Area = 75.8 sq m / 816 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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