Knight Frank



ST. JAMES'S GARDENS

Notting Hill W11



SUNLIT SQUARE RESIDENCE

A beautifully refurbished apartment overlooking one of Notting Hill's most exclusive garden squares, offering elegant interiors and exceptional natural light.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: E

Tenure: Leasehold, approximately 137 years remaining on the lease

Ground rent: N/A

Service charge: Approximately £3,500 per annum, reviewed every year, next review due 2027

Guide Price : £799,000



GARDEN SQUARE ELEGANCE

Occupying the second floor of an attractive period conversion on St James's Gardens, this outstanding apartment has been meticulously renovated to create a stylish and sophisticated home overlooking the communal gardens below. Its desirable south facing aspect ensures an abundance of natural light throughout, enhancing the sense of space and tranquility.

The accommodation centers around a bright open plan kitchen and reception room, perfectly designed for modern living and entertaining while benefiting from attractive garden views. The generous double bedroom features bespoke fitted storage, complemented by additional cleverly integrated storage within the entrance hall.







PERFECTLY CONSIDERED

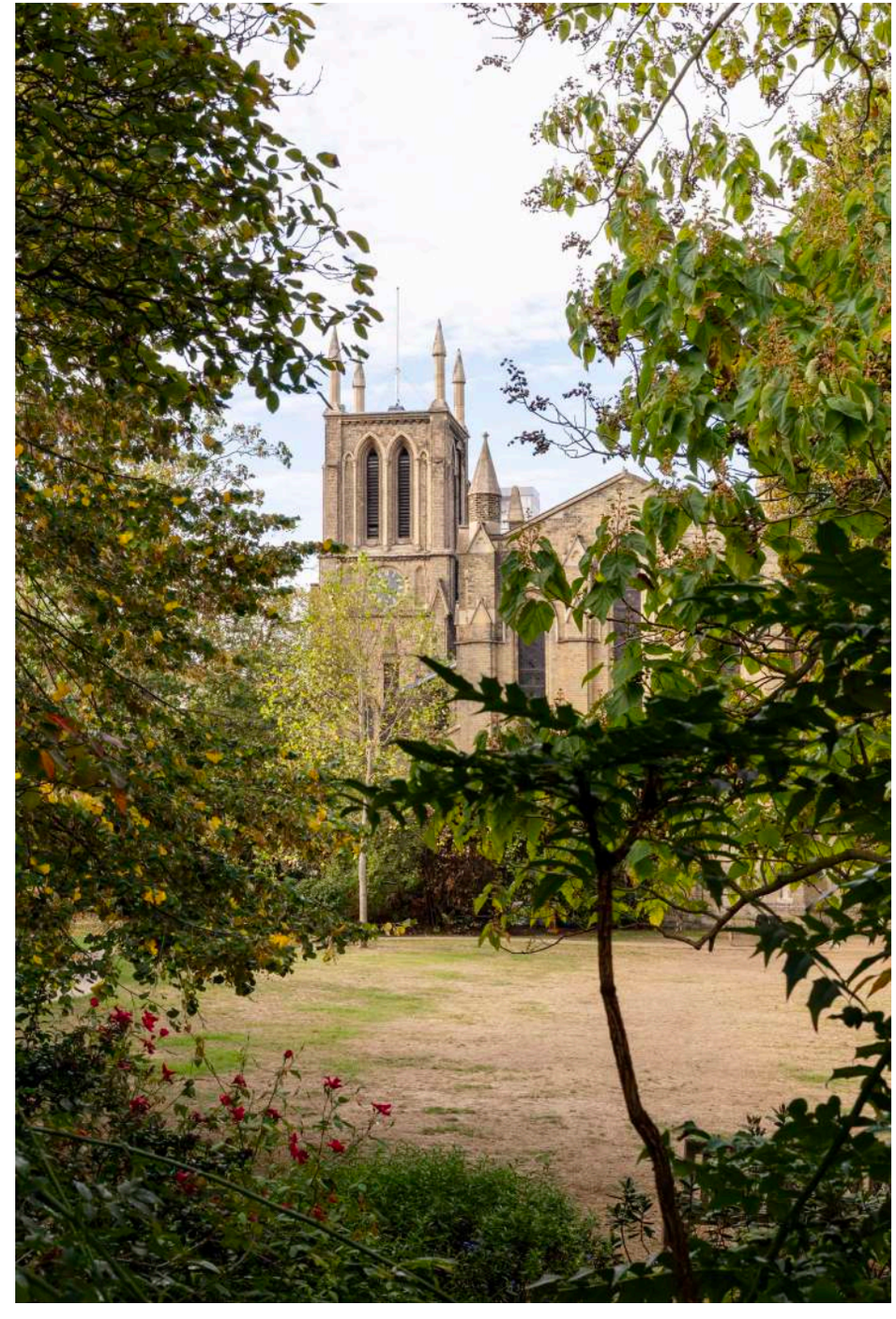
Particular attention has been paid to the quality of the finish, with the apartment presented in excellent condition throughout. The luxurious bathroom is especially noteworthy, featuring a freestanding bath and separate walk in shower, creating a refined and spa like feel. Rarely does a one bedroom apartment combine such thoughtful design, natural light and picturesque outlooks in such a prime Notting Hill setting.



TIMELESS GARDEN VIEWS

St James's Gardens is widely regarded as one of Notting Hill's most prestigious garden squares, renowned for its elegant period architecture and beautifully maintained communal gardens. Residents enjoy the right to apply for access to some of West London's finest amenities, with the boutiques, cafés and acclaimed restaurants of Westbourne Grove, Ledbury Road and Portobello Road all within easy reach.

Excellent transport connections are available from nearby Notting Hill Gate, Westbourne Park and Ladbroke Grove stations, while the area's unique blend of village charm and cosmopolitan lifestyle continues to make it one of London's most sought after neighbourhoods.

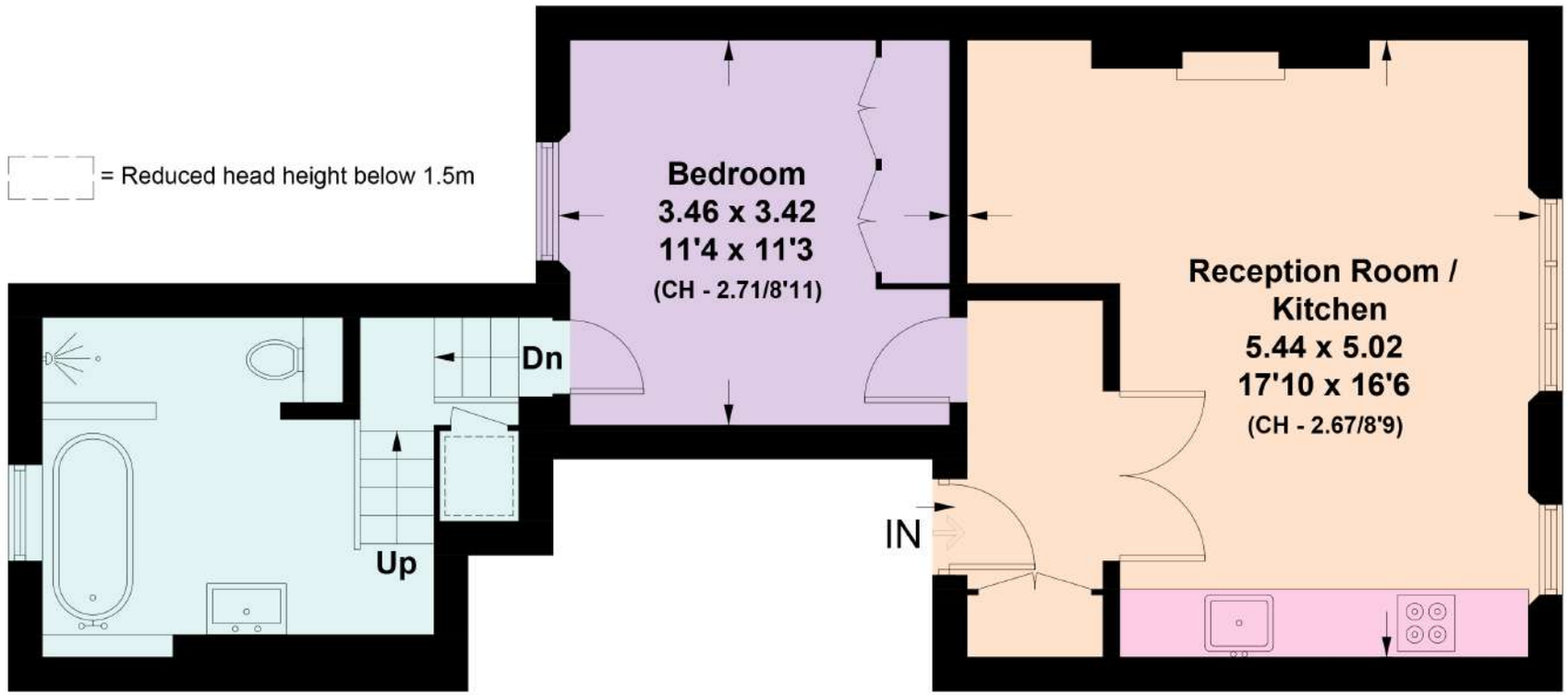





POOL
LINES

Saint Jamess Gardens, W11

Approximate Gross Internal Area = 53.8 sq m / 579 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



Second Floor

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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. (ID1340501)

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We would be delighted to tell you more.

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Your partners in property

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