Knight Frank



ARUNDEL GARDENS

Notting Hill W11



BRIGHT PERIOD CHARM

A bright and characterful apartment with impressive ceiling heights

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Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Share of Freehold, approximatley 973 years remaining on the lease

Ground rent: N/A

Service charge: £3,000 per annum, reviewed every year, next review due 2027

Guide Price : £850,000



LIGHT & SPACE

Occupying the second floor of an attractive period building on Arundel Gardens, this beautifully presented apartment offers a distinctive take on Notting Hill living.

The principal reception space is a particular highlight, with high ceilings and generous proportions creating an immediate sense of space and light. Large windows draw natural light throughout the day, while the open layout provides an ideal environment for both entertaining and everyday living. The kitchen is neatly arranged, complementing the apartment's practical and well balanced accommodation.







CONTEMPORARY ELEGANCE

The generous double bedroom is quietly positioned and served by a well appointed bathroom. Beautifully maintained throughout, the apartment combines period charm with a contemporary aesthetic, making it an ideal first home, pied à terre or investment in one of West London's most desirable neighborhoods.

Residents also enjoy the added advantage of a shared house garden which provides direct access to the beautifully maintained communal gardens, offering an exceptional lifestyle benefit rarely available and highly sought after in Notting Hill. (Communal garden access subject to application.)



EFFORTLESS CONNECTIVITY

Arundel Gardens is one of Notting Hill's most desirable residential streets. Renowned for its elegant architecture and village atmosphere, the area is home to an outstanding selection of boutiques, restaurants, cafés and independent retailers.

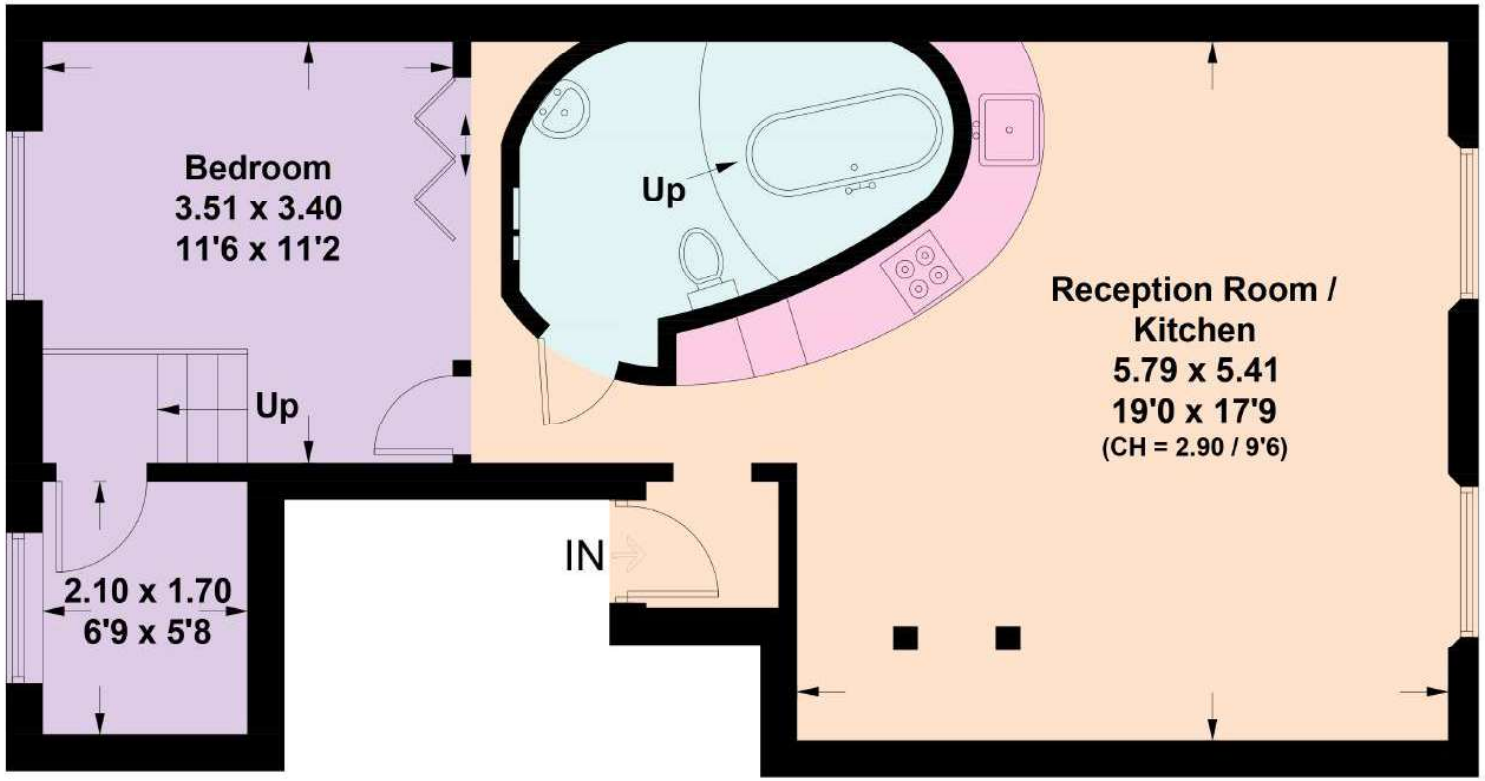
Excellent transport links are available from nearby Notting Hill Gate, Westbourne Park and Ladbroke Grove stations, while the open spaces of Kensington Gardens and Hyde Park are within easy reach. Combining tranquility with immediate access to some of London's finest amenities, Arundel Gardens remains one of W11's most sought after addresses.





Arundel Gardens, W11

Approximate Gross Internal Area = 66.7 sq m / 718 sq ft
Including Limited Use Area (0.2 sq m / 2 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. (ID1344182)

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We would be delighted to tell you more.

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