






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.

   EPC
2 2 1 C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Share of Freehold 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: £1,250,000



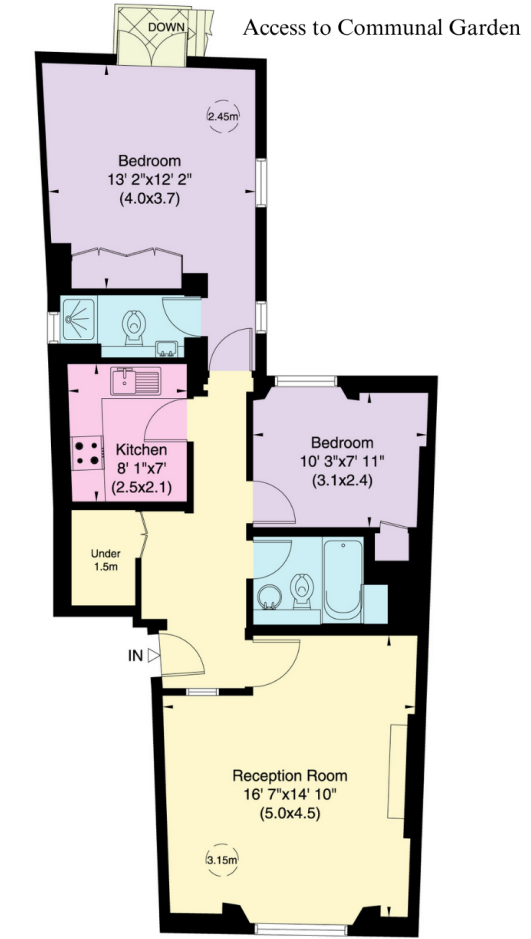
LANSDOWNE CRESCENT

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.

Jack Thomas

+44 20 3910 9732

Jack.Thomas@knightfrank.com

Knight Frank Notting Hill Sales

294 Westbourne Grove

London W11 2PS

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.