



ARUNDEL GARDENS, W11

£825,000 LEASEHOLD (91 YEARS REMAINING)

A BRIGHT AND AIRY TOP FLOOR, TWO BEDROOM, APARTMENT WITH A SOUTH FACING BALCONY OVERLOOKING WONDERFUL PRIVATE COMMUNAL GARDENS.

2 Bedrooms, 1 Reception Room, 1 Bathroom, Flat/Apartment, Balcony, Upper Floor without Lift, Communal Gardens, 633 Approx Sq Ft, Service Charge £1,500 p/a, Ground Rent Included in Service Charge

Winkworth

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DESCRIPTION:

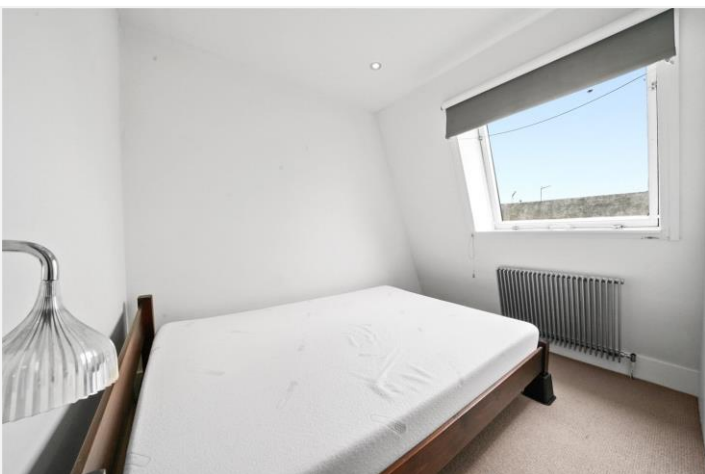
Situated on a most prestigious street in this much sought after location in Notting Hill this bright top floor flat extends to 633sq.ft. The accommodation comprises; third floor entrance, stairs to the fourth floor, open-plan kitchen/reception room, bathroom and two bedrooms. There is a lovely south facing balcony off the reception room, while the building has direct access to the communal gardens to the rear, a wonderful oasis of calm and a stand out feature of the flat.

LOCATION:

Arundel Gardens is an impressive and well-located residential street set between two sets of communal gardens in the heart of Notting Hill, running between Kensington Park Road and Ladbroke Grove, a short stroll from some of Notting Hill's most popular restaurants and boutiques.

LOCAL AUTHORITY AND COUNCIL TAX BAND:


Royal Borough of Kensington and Chelsea (Band E)

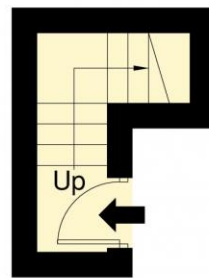
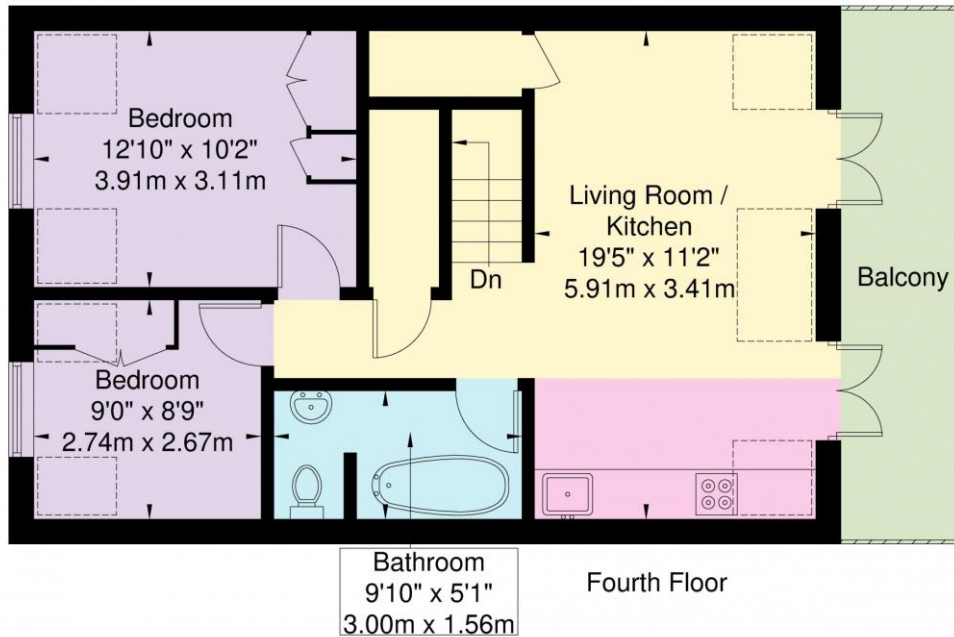


Arundel Gardens, W11 2LW

Approx. Gross Internal Area = 58.8 sq m / 633 sq ft



 = Reduced headroom below 1.5m / 5'0



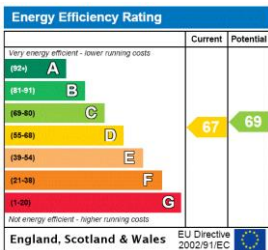
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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