



# ARUNDEL GARDENS

NOTTING HILL, W11



# *An outstanding and beautifully presented family house with direct access to communal gardens.*

This is a stunning, six bedroom, stucco fronted house providing approximately 5,000sqft of meticulously designed accommodation of the highest specification. Built in the early 1860's, this wide house has excellent proportions and enviable volume throughout including an impressive 7.4m double height entrance creating an impactful sense of light and space.

There is excellent entertaining space with a wonderful first floor sitting room and dining room connected to the ground floor kitchen with a dumb waiter. The beautiful, bespoke kitchen leads out onto a private, south facing garden with direct access to a well maintained private communal garden square, which is both child and dog friendly and also has a playground.

Arundel Gardens is situated in an excellent, central Notting Hill location in the conservation area of the Ladbroke Estate. It is close to the fashionable addresses of Westbourne Grove, Ledbury Road and Portobello Road and therefore benefits from all the shopping and transport facilities of the local area. It is also very close to a good selection of outstanding schools including Pembridge Hall, Chepstow House, Wetherby, Notting Hill Prep and Southbank International. The green spaces of Kensington Gardens and Holland Park are also nearby.

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## THE SPECIFICATION INCLUDES:

Kitchen/reception room | Dining/sitting room | Media room | Playroom | Gym/wellness room | Principal bedroom suite | Four further bedrooms | Four further bath/shower rooms | Staff flat | Wine cellar | Laundry room | Three cloakrooms | Storage rooms | Vaults  
Garden | Direct access to communal gardens

















## TOTAL APPROXIMATE GROSS INTERNAL AREA

4980 Sq Ft - 462.71 Sq M

## VAULTS

131 Sq Ft - 12.26 Sq M

## APPROXIMATE GROSS INTERNAL AREA

4848 Sq Ft - 450.45 Sq M

(Excluding Vaults)

## TERMS

Tenure - Freehold

Local authority - The Royal Borough of Kensington & Chelsea

EPC rating - D

Council tax - Band H

Price - £12,950,000



## Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com

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