



Arundel Gardens

Notting Hill, W11

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming one bedroom flat with private entrance, access to Ladbroke Gardens and impressive ceiling height.

This is a well presented and stylishly decorated flat on the lower ground floor of this handsome period building.



1 RECEPTION ROOM



1 BEDROOM



1 BATHROOM



SHARE OF FREEHOLD



795 SQ FT



**ASKING PRICE
£1,050,000**



COMMUNAL GARDENS



The property

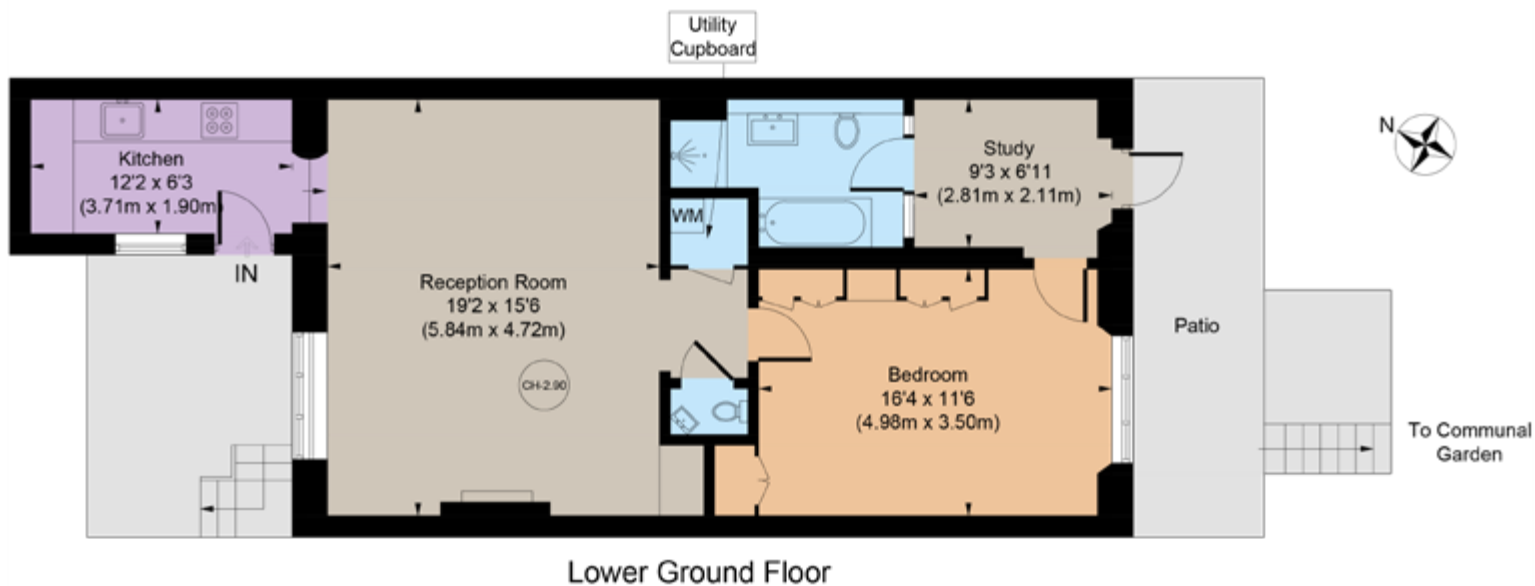
Benefitting from its own private entrance, this unique, share of freehold flat is impressively large and has excellent ceiling height throughout. It offers superb entertaining space with a reception room and dining area adjoining a separate kitchen. The property further includes a guest toilet and a separate utility room with a washing machine and dryer. The accommodation comprises a wonderful principal bedroom with built-in wardrobes, a second bedroom/study, a large bathroom with walk-in shower, full bathtub, and a private south-facing garden.

Location

Arundel Gardens lies within the Ladbroke Grove Conservation area and is in close proximity to the highly fashionable addresses of Westbourne Grove and Portobello Road and therefore benefits from all the shopping and transport facilities of the local area.







Floorplans

Gross internal area 795 sq ft (73.8 sq m)

For identification purposes only.

General

Tenure: 125 years from 1/1/91 plus Share of freehold

Local Authority: Royal Borough of Kensington and Chelsea

Service Charge: £250 per month

Ground Rent: N/A

Council Tax: Band E

EPC Rating: C

Parking: Residents Parking

Broadband: Available

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