

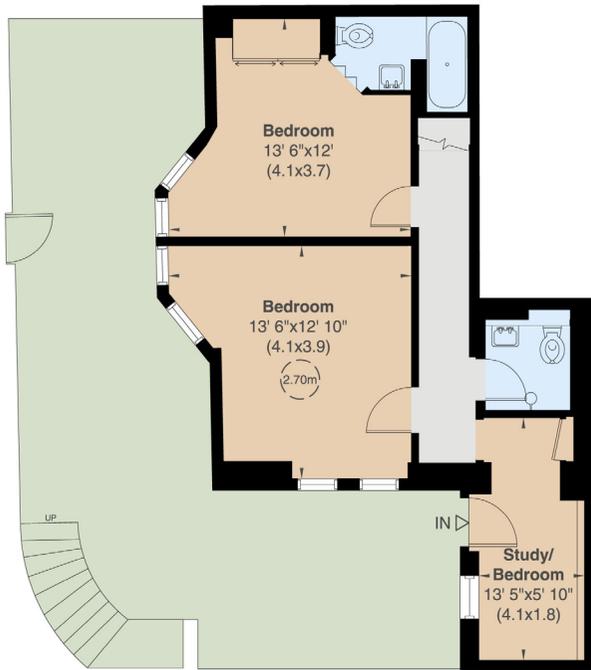
Arundel Gardens

Notting Hill, W11

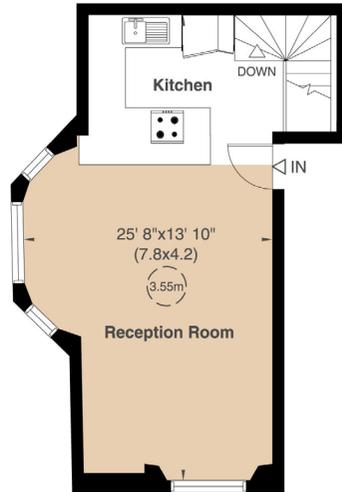


**STRUTT
& PARKER**

BNP PARIBAS GROUP



Lower Ground Floor



Ground Floor



An impressive two/three bedroom duplex apartment with access to beautiful communal gardens.

Situated in an end of terrace, corner building this well-presented flat has fantastic ground-floor entertaining space with over 3.5m high ceilings and dual aspect light.

The lower ground floor has two large bedrooms, one with en-suite, a study and a family bathroom. The flat has a charming, south-facing private patio and benefits from access to beautiful communal gardens.

Arundel Gardens is situated in an excellent, central Notting Hill location in the conservation area of the Ladbrooke 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. The green spaces of Kensington Gardens and Holland Park are also nearby.

Floorplans

Gross internal area 801 sq ft (74 sq m)
For identification purposes only.

General

Tenure: 999 years from and including 25 March 1984, plus a share of the freehold
Local Authority: The Royal Borough of Kensington and Chelsea
Service Charge: £1,100 per annum
Council Tax: Band F
EPC Rating: D
Parking: Residents'
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
Asking Price: £1,200,000

Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2026. Particulars prepared March 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

